WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Karen Windsor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Duncan	Bank of America	Map 141-15-B/Parcel 19.00 CO
(NAME)	(NAME)	
7409 Rolling River Pkwy	200 S. College Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Karen Windsor, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William M. Duncan,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 283 on the Plan of Rolling River Estates, Phase II, of record in Book 5200, page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Karen Windsor by quitclaim deed from Karen W. Taylor of record in Instrument No. 200004250040648, Register's Office for Davidson County, Tennessee. Originally being the same property conveyed to John E. Taylor and wife, Karen W. Taylor by deed of record in Book 7191, page 309, Register's Office for Davidson County, Tennessee. The said John E. Taylor and Karen W. Taylor having since divorced, property was then subsequently conveyed to Karen W. Taylor by quitclaim deed from John E. Taylor of record in Instrument No. 200002280018998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

**Also conveyed herewith is that certain driveway easement appurtenent to said property in said instrument.

This is improved property, known as 7409 Rolling River Parkway, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of December, 2003.

Karen Windsor
Karen Windsor

Davidson County DEEDWARR
Recvd: 12/09/03 09:02 2pgs
Fees:13.00 Taxes:529.10

20031209-0176220

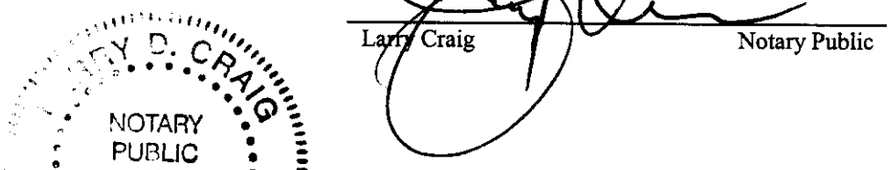
STATE OF TENNESSEE

COUNTY OF Davidson

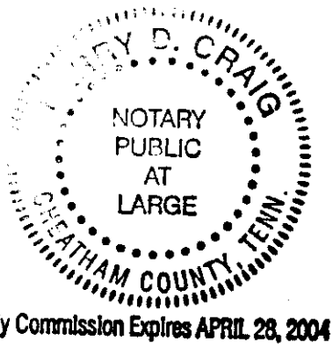
Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Karen Windsor the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 12/1/2003.

Commission expires:



Larry Craig Notary Public



My Commission Expires APRIL 28, 2004