WARRANTY DEED

B-TA-03-4318

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Carrie Bruce
Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2003.

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/29/03 11:32 2pgs
Fees:13.00 Taxes:185.00

20031229-0183067

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

(NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Duncan	Mercantile National Bank of	029-000
4318 Grays Point Drive	(NAME) 5243 Hohman Avenue	04300
(ADDRESS) Joelton, Tennessee 37080	(ADDRESS) Hammond, IN 46320	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICHOLAS JAY HUMPHREY, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHANNON DUNCAN, unmarried AND MICHAEL RAETZEL, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point 140.5 feet from a point in the corner of Ridge Road and a lane that runs between the property of John Roterro, and the old Bennet property; thence west 86 feet to a point; thence north 198 feet to a point on the Jim Proctor line; thence east 88 feet; thence south 247 feet to the beginning.

Being the same property conveyed to Nicholas Jay Humphrey by Deed dated March 28, 2001 and filed for record on April 9, 2001 in Instrument Number 20010409-0034496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easement for right of way of Ridge Road lying within boundaries of premises as herein described.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4318 Grays Point Drive, Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (Cty 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 16th day of December, 2003.

Nicholas Jay Humphrey

STATE OF Tennessee

COUNTY OF Davidson

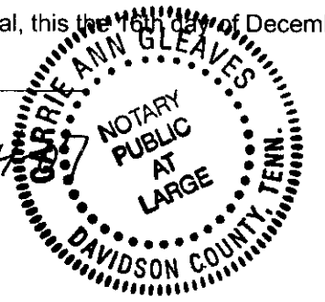
I, , a Notary Public of the County and State first above written, do hereby certify that Nicholas Jay Humphrey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th day of December, 2003.

Notary Public

My Commission Expires: 11-24-07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903