STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2003.

Notary Public

My commission expires: _____

Davidson County DEEDWARR
Recvd: 01/02/04 15:29 2pgs
Fees:13.00 Taxes:425.50
20040102-0000826

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES AUG. 14, 2005
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Teresa M. Cunningham **Gregory Cunningham**	**Bank of America, N.A.**	**096-09-0-090.00**
2721 Lakeland Drive	**200 S. College Street**	
Nashville, TN 37214	**Charlotte, NC 28255-0001**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thomas Duncan and wife, Sharon Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa M. Cunningham, unmarried, and Gregory Cunningham, unmarried, joint tenants with rights of survivorship.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 23 of Martinwood Heights, as shown by plat of record in Plat Book 2133, page 63, of the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas Duncan, Jr. and Sharon L. Duncan, husband and wife, by Warranty Deed, from Lola Parks Blanchet and husband, Marty Raymond Blanchet, of record in Book 11611, page 208, dated July 23, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2133, page 63, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2153, page 63 and Book 2153, page 577, Register's Office for DAVIDSON County, Tennessee.

Easement granted to United States of America for TVA Power Lines, of record in Book 1280, page 245 and Book 1432, page 546, Register's Office for DAVIDSON County, Tennessee.

Easement for Sanitary Sewer, of record in Book 1174, page 366 and Book 4365, page 727, Register's Office for DAVIDSON County, Tennessee.

Easement in Favor of the Airport Authority, of record in Book 862, page 803, Register's Office for DAVIDSON County, Tennessee.
Subject to flow of any streams on and across subject property.
All other easements and restrictions of record in said Register's Office.
Any and all visible easements lying on or across the property.
Rights or claims of parties in possession not shown by the public records.
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 2721 Lakeland Drive, Nashville, TN 37214.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 29th day of December, 2003.

Thomas Duncan

Sharon Duncan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Thomas Duncan and wife, Sharon Duncan, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2003.

Notary Public

My Commission Expires: 