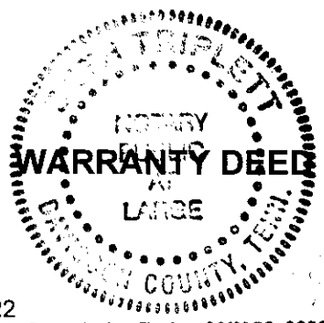
Box 13
7811



WARRANTY DEED

B-CD-04-0922

My Commission Expires MAY 28, 2006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Heidi Jo Clough
Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alessandro Rustioni	Alessandro Rustioni ~~First Horizon Home Loan~~	
922 Benton Avenue	(NAME) ~~10741 King William~~	105-9-406
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) ~~Dallas, TX 75220~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 THE HEIRS AT LAW OF JOHN H. DUNCAN AND AND NANCY DRIVER, GUARDIAN FOR JOHN H. DUNCAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALESSANDRO RUSTIONI, 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:

Being part of the westerly one-half of Lot No. 42 on the plan of Waverly Place, as of record in Book 57, page 85, Register's Office for said County, described as follows:

Beginning at a point on the north margin of Benton Street or Avenue 55.6 feet east of the corner of Lots Nos. 40 and 42; thenc northerly 222.55 feet to a point in the southerly margin of an alley, said point being 62.7 feet to the lots Nos. 40 and 42; thence with the southerly margin of said alley, easterly 42.1 feet to a point; thence southerly 225.9 feet, more or less, to the northerly margin of Benton Street or Avenue; thence with the northerly margin of said Benton Street, or Avenue, westerly 43.8 feet to the beginning.

Being the same property conveyed to Nancy Driver, Guardian for John H. Duncan dated August 20, 1974 and filed for record August 21, 1974 in Book 4845, page 413, Re-recorded in Book 4856, page 111, said Register's Office. The said John H. Ducan having since died intestate. The within named Grantors are the Heirs at Law of John H. Duncan as evidenced by that certain Affidavit of Heirship of record as Instrument No. 20040420-0044820, said Register's Office.

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

Davidson County DEEDWARR
Recvd: 04/20/04 15:27 7pgs
Fees:38.00 Taxes:377.40

20040420-0044821

unimproved ( )
This is improved (X) property, known as 922 Benton Avenue, Nashville, Tennessee 37204
(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 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 31st day of March, 2004.

The Heirs at Law of John H. Duncan

Mary Duncan
Mary Duncan

Mary Scott Duncan

William R. Duncan, Jr.

Austin R. Duncan

Nancy Driver

Nancy Driver, Guardian for John H. Duncan

Arnold M. Duncan, Jr.

A. Ranelle Brooks

Nancy Daniel

Kenzie E. Daniel

* Russell R Duncan

* David Duncan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Mary Duncan, the bargainor, with whom I am personally acquainted or proved to me 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 25 day of March 2004.

My Commission Expires: 9/2006

Notary Public

SHAWN M. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named David Duncan, the bargainor, with whom I am personally acquainted or proved to

instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of March 2004.

My Commission Expires: 9/2006

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Mary Duncan-Scott, the bargainor, with whom I am personally acquainted or proved to me 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 25 day of March 2004.

My Commission Expires: 9/2006

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named William R. Duncan, Jr., the bargainor, with whom I am personally acquainted or proved to me 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 25 day of March 2004.

My Commission Expires: 9/2006

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Austin R. Duncan., the bargainor, with whom I am personally acquainted or proved to me 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 25 day of March 2004.

My Commission Expires: 9/2006

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Nancy Driver., the bargainor, with whom I am personally acquainted or proved to me 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 25 day of March 2004.

My Commission Expires: 9/2006

Notary Public

STATE OF Tennessee

RUSSELL R. DUNCAN

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named ~~Arnold M. Duncan, Jr.~~, the bargainor, with whom I am personally acquainted or proved to me 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 25 day of March 2004.

My Commission Expires: 9/2006

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named A. Ranelle Brooks, the bargainor, with whom I am personally acquainted or proved to me 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 25 day of March 2004.

My Commission Expires: 9/2006

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Nancy Daniel the bargainor, with whom I am personally acquainted or proved to me 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 25 day of March 2004.

My Commission Expires: 9/2006

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Kenzie E. Daniel the bargainor, with whom I am personally acquainted or proved to me 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 25 day of March 2004.

My Commission Expires: 9/2006

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Nancy Driver, Guardian for John H. Duncan the bargainor, with whom I am personally acquainted or proved to me 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 25 day of March 2004.

My Commission Expires:

Notary Public

SHAWN M. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Arnold M. Duncan, Jr.

State of Georgia
County of DeKalb

On 4/6/2004 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Arnold Duncan with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein described.

Witness my hand and official seal at Bank of America, Georgia, this 6th day of April, 2004.

Notary Public

Notary Public, Fulton County, Georgia
My Commission Expires December 26, 2006

NOTARY PUBLIC
JEANSON LA
GA
FULTON

Floyd L. Duncan

Floyd L. Duncan

State of Tennessee
County Humphreys

On 4-8-04 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Floyd L. Duncan with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein described.

Witness my hand and official seal at McEwen, Tennessee, this 8th day of April, 2004.

Kimberly B. Chisholm
Notary Public

8-15-07

KIMBERLY B. CHISHOLM
NOTARY PUBLIC AT LARGE
HUMPHREYS CO. TENN.

x Robert Gregory Miller
Robert Gregory Miller

State of Louisiana
Parish of Orleans

On 4-1-04 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Robert Gregory Miller with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein described.

Witness my hand and official seal at New Orleans, Louisiana, this 1 day of April, 2004.

Notary Public

FRANCIS D. TRUONG
NOTARY PUBLIC
Orleans Parish, Louisiana
My Commission is for Life.