Box 17

Davidson County DEEDWARR
Recvd: 06/04/04 10:43 2pgs
Fees:13.00 Taxes:930.55
20040604-0065993

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$251,500.00**.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2004.

Notary Public

My commission expires: 11/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Janet Sue Bozeman	**1st Trust Bank for Savings**	**171-03-A 053.00**
4841 Manassas Drive	**P.O. Box 17257**	
Brentwood, TN 37027	**Memphis, TN 38187-0257**	

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

Randall C. Duncan and Jan S. Montz , husband & wife

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

Janet Sue Bozeman

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

Land in Davidson County, TN, being Lot 174 on the Plan of Section Two, Fredericksburg, of record in Book 7900, Page 509; Book 7900, Page 640, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randall C. Duncan and wife, Jan S. Montz by deed from Radnor Homes, Inc. of record in Book 9607, Page 487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.
This is improved (__X__) Unimproved (____) property, known as **4841 Manassas Drive, Brentwood, TN 37027**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 3rd day of June, 2004.

Randall C. Duncan
BY: Doug Daniel
His Attorney-In-Fact

Jan S. Montz
BY: Doug Daniel
Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared DOUG DANIEL with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for RANDALL C. DUNCAN and wife, JAN S. MONTZ, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of RANDALL C. DUNCAN and wife, JAN S. MOTZ the within named bargainor(s) by the said DOUG DANIEL as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 3rd day of JUNE, 2004.

Robin S. Edwards
NOTARY PUBLIC

My Commission Expires: 3/28/07

