Davidson County DEEDWARR
Recvd: 07/07/04 08:54 1pgs
Fees:13.00 Taxes:251.60

20040707-0080306

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/23/06

WARRANTY DEED

BRANNON-04MT0625

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Brannon and Carol Brannon	Premier Bank of Brentwood	72-3-29
(NAME)	(NAME)	
1600 Norvell Ave	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STUART I. DUNCAN AND WIFE, DIETA M. DUNCAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto EDWARD BRANNON AND CAROL BRANNON, 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 Davidson County, Tennessee, being the easterly half of Lot No. 222, on the Plan of the Revision of part of Inglewood Plan, of record in Book 421, Page 137, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 222 fronts 50 feet on the northerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line and is the same as the easterly half of Lot No. 222 on the original plan of Inglewood Place, of record in Book 332, Page 101, said Register's Office.

Being the same property conveyed to Stuart I. Duncan and wife, Dieta M. Duncan by deed from Roy F. Bush and wfie, Dorothy M. Bush, dated October 31, 1989, filed November 2, 1989, of record in Book 7973, Page 801, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1600 Norvell Ave, Nashville, Tennessee 37216
(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/our hand(s) this 30th day of June, 2004.

Stuart I. Duncan

Dieta M. 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 Stuart I. Duncan and wife, Dieta M. Duncan, the bargainor(s), 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 and official seal at Nashville, Tennessee, this 30th day of June, 2004.

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public