File Box 8

WARRANTY DEED

G-VR-04-0361

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CARA MONFORTE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 25, 2008

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
James T. Duncan III	Suntrust Mortgage, Inc.	
361 Normandy Circle	(NAME) P.O. Box 57028	104-01-0-B-022.00 CO
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Irvine, CA 92619	
(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 JEROME J. KNAPP AND WIFE, JOYCELYN H. KNAPP AND AND ROBERT J. KNAPP,MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES T. DUNCAN III AND WIFE, JANICE L. DUNCAN, 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 361 on Lot No. 42 of the Normandy Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862, Register's office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is made to the plan of Normandy Place Condominiums for placement of Units as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20020214-0019862, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Robert J. Knapp, married, as to an undivided fifty percent interest and Jerome J. Knapp and wife, Joycelyn H. Knapp, joint tenants with right of survivorship, as to an undivided fifty percent interest, by deed dated April 30, 2002 and filed for record May 1, 2002 in Instrument No. 20020501-0053685, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "E" to the Master Deed of record in Instrument Number 20020214-0019862 and shown as Exhibit "A" to the first Amendment to the Master Deed in Instrument Number 20020523-0063131, Register's Office for Davidson County, Tennessee, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Instrument Number 20020214-0019862amended in Instrument Number 20020523-0063131, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and set forth restrictions, assessments, liens and other matters.

Davidson County DEEDWARR
Recvd: 07/07/04 15:32 2pgs
Fees:13.00 Taxes:721.50

20040707-0080870

unimproved ( )
This is improved (X) property, known as 361 Normandy Circle, Nashville, Tennessee 37209
(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 25th day of June, 2004.

Jerome J. Knapp by Robert J. Knapp atty in fact

Joycelyn H. Knapp by Robert J. Knapp atty in fact

Robert J. Knapp

Branka Kozomara Knapp

BRANKA KOZOMARA KNAPP

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerome J. Knapp and Joycelyn H. Knapp, and Robert J. Knapp, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2004.

Notary Public

My Commission Expires:

(SEAL)

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903