WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/04 09:50 2pgs
Fees:13.00 Taxes:407.00

20040818-0099670

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-23-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trudy Duncan And Stephen Duncam	Southstar Mortgage Services	112-00-18
(NAME)	(NAME)	
8634 Old Charlotee Pike	P.O. Box 200010-9246	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Kennesaw, GA 30156	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041233

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Sara I. Whittaker**, Married hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Trudy Duncan and wife, Stephen Duncan**, 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 a parcel of land in the 9th Civil District of Davidson County, Tennessee, on the West side of the present Old Charlotte Road, and being a portion of a tract, not of record, Register's Office for Davidson County, Tennessee.

Beginning at a point in the center of the present Old Charlotte Road, said point being 100 feet North of the Northeast corner of Old Charlotte Road Church of Christ lot, and the Southeast corner of W. B. Jones Land, thence with the center of said road, going North 82 deg. West 263 feet to a point thence South 100 feet to a point; thence South 82 deg. East 263 feet to the beginning, point, containing .60 acres, being the same more or less.

BEING the same property conveyed to Sara I. Whittaker, unmarried by deed dated 10/29/79 from Danny W. Beasley and wife, Shirley N. Beasley of record in Book 5522, Page 301, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8634 Old Charlotte Pike, Pegram, TN 37143

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of August, 2004.

Sara I. Whittaker

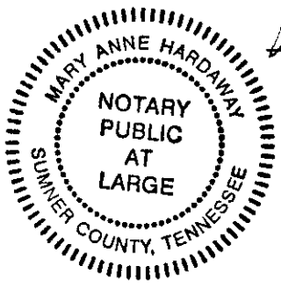
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Sara I. Whittaker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Sara I. Whittaker executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of August, 2004.

Commission expires: 2-23-08



Notary Public

S. I. W.