file Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
from information provided by the parties.

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Davidson County DEEDWARR
Recvd: 10/26/04 13:37 2pgs
Fees:13.00 Taxes:118.40
20041026-0128732

W & I Ref:(_____) Title No: 45984
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Randall Thompson Joel Crowell 6552 Nolensville Rd. Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 71-4-62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$32,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary Lynn Duncan and Lloyd Danny Duncan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randall Thompson a one-half interest and Joel Crowell a one-half interest, as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 321 on the Map of Joywood Heights, Section 2, as of record in Book 1130, Page 92, Register's Office for said County.

Said Lot No. 321 fronts 60 feet on the westerly side of Jones Avenue and extends back between lines 192.4 feet on the southerly line and 192.6 feet on the northerly line to a dead line on which it measures 60 feet.

Being the same property conveyed to Gary Lynn Duncan and Lloyd Danny Duncan by deed from Lloyd O. Duncan of record in Doc. No. 20041005-0119625, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130 Page 92, said Register's Office, which Plan shows a 30 foot minimum building setback line from Jones Avenue and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 2600 Jones Avenue, Nashville, Tennessee 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of October, 2004.

Gary Lynn Duncan

Lloyd Danny Duncan

State of TENNESSEE
County of DAVIDSON

On this 25th day of October, 2004 , before me the undersigned authority, personally appeared Gary Lynn Duncan Lloyd Danny Duncan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $32,000.00

Affiant

Sworn and subscribed before me this the 25th day of October, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Notary Public