THIS INSTRUMENT PREPARED BY:

Earl J. Porter, Jr.
Attorney at Law
4409 Old Coopertown Road
Springfield, TN 37172

Davidson County DEEDWARR
Recvd: 12/22/04 13:26 2pgs
Fees:13.00 Taxes:555.52
20041222-0152248

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,139.28.

Affiant

Sworn to and subscribed before me this 22 day of Dec, 200

Notary Public
My Commission Expires: 7-29-

EARL J. PORTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joseph Frank Duncan, III, et ux 532 River Rouge Drive Nashville, TN 37209	New Owner	90-16-163

FOR AND IN 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, ANGELIA N. DUNCAN, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH FRANK DUNCAN, III, AND WIFE, KAREN 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:

Land in Davidson County, Tennessee, being Lot. No. 665 on the Plan of Charlotte Park, Section XI, as of record in Book 2900, Pages 79 and 80, Register's Office for said County.

Said Lot fronts 72 feet on the northeasterly side of River Rouge Drive and runs back 210.8 feet on the southeasterly line and 204.2 feet on the northwesterly line to a dead line, which is a broken line, on which it measures 68.4 feet.

Being the same property conveyed to Angelia N. Duncan, unmarried, by deed dated May 24, 2004 and filed for record May 25, 2004, by Instrument No 20040525-0061223.

THIS IS IMPROVED PROPERTY KNOWN AS:

532 River Rouge Drive
Nashville, TN 37209

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. Whenever 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 hand this 22 day of Dec, 2004.

angelia N. Duncan
Angelia N. 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 Angelia N. Duncan, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of Dec, 2004.

EARL J. PORTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Earl J Porter Jr
Notary Public
My Commission Expires: 7-29-06