Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$108,324.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2005.

Notary Public

My commission expires: 7-1-08

(AFFIX SEAL)

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bethany M. Loudermilk	Franklin American Mortgage Co.	**131-01-D-239.00-CO**
5025 Hillsboro Pike, Unit 24-Y	501 Corporate Centre Drive, Ste. 400	
Nashville, TN 37215	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gregory D. Duvall, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bethany M. Loudermilk, an unmarried woman, and Beth R. Loudermilk and husband, Robert K. Loudermilk, all as Joint Tenants with right of survivorship

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, TN, being Unit No. 239 or known as Apartment No. 24Y of Georgetown Apartment, a condominium, a horizontal regime established by Master Deed of record in Book 6079, Page 516, the Plat of which is of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to Gregory D. Duvall, a married man by deed dated July 27,2004 from Lexie Hagan, Conservator for Juanita C. Bell of record in Instrument No. 20040810-0096584, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

The subject property was never used as the principal residence of the herein named Grantor or his spouse.

This is improved (__X__) Unimproved (____) property, known as **5025 Hillsboro Pike, Unit 24-Y, Nashville, TN 37215**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 24th day of January, 2005.

Gregory D. Duvall by Vicki L. Dark, atty-in-fact

Gregory D. Duvall by Vicki L. Dark, his attorney in fact

Davidson County DEEDWARR
Recvd: 01/28/05 12:36 2 pgs
Fees:13.00 Taxes:400.80

20050128-0010589

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Vicki L. Dark,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged hherself to be the Attorney-in-fact for **Gregory D. Duvall,** the within bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Gregory D. Duvall**, the within named bargainor(s) by the said **Vicki L. Dark** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **24th** day of **January, 2005.**

E. Mannis
Notary Public

My Commission Expires: 11-25-06

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006