WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

John Donald Saunders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAM D. CRAIG
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank L. Duncan	Same as New Owner	MAP 34-01 PAR. 40
(NAME)	(NAME)	
3057 Patton Branch Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARY BURTON SAUNDERS, A SINGLE WOMAN, by and through JOHN DONALD SAUNDERS, Attorney in Fact**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK L. DUNCAN AND WIFE, NANCY J. 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. 64 on the Plan of Echo Meadows, at Goodlettsville, a plat of which is of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Jesse J. Saunders and wife, Mary Burton Saunders by deed of record in Book 2747, page 29, Register's Office for Davidson County, Tennessee; the said Jesse J. Saunders having since died, the property vests in Mary Burton Saunders as surviving tenant by the entirety.

JOHN DONALD SAUNDERS executes this instrument as Attorney in Fact for MARY BURTON SAUNDERS pursuant to Durable Power of Attorney of record in Instrument No. 20050103-0000316, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 813 Meadow Lark Lane, Goodlettsville, TN 37072
(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 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. 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 hand(s) this 28THday of January, 2005.

Mary Burton Saunders
MARY BURTON SAUNDERS

John Donald Saunders
BY: JOHN DONALD SAUNDERS, Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/07/05 09:27 2 pgs
Fees:13.00 Taxes:481.00
20050207-0013746

STATE OF TENNESSEE

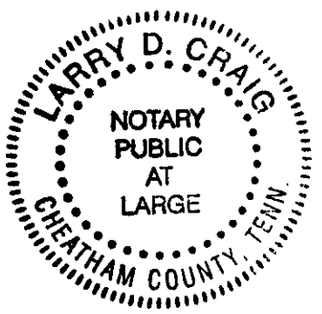
COUNTY OF DAVIDSON

Personally appeared before me, JOHN DONALD SAUNDERS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for MARY BURTON SAUNDERS and is authorized by MARY BURTON SAUNDERS to execute this instrument on her behalf.

WITNESS my hand and official seal this 28TH day of January, 2005

NOTARY PUBLIC

My commission expires: 2-10-08



My Commission Expires FEB. 10, 2008