File #200550008

Davidson County DEEDWARR
Recvd: 02/09/05 14:58 2 pgs
Fees:13.00 Taxes:410.70
20050209-0015261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00.

Melissa Woodward

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2005.

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 3/11/07

NOTARY SEAL

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenny Ball and Sonja Sexton	Same as above	Map 41-12
(NAME) 1031 Westchester Drive	(NAME)	Parcel 119.00
(ADDRESS) Madison TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ALVIN L. DUNCAN, AN UNMARRIED PERSON,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **KENNY BALL, AND SONJA SEXTON, HUSBAND AND WIFE,** 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 all of Lot No. 133, on the Plan of Section One, Kemper Heights, as shown by plat appearing of record in Plat Book 2331, Pages 65 and 66, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Alvin L. Duncan, an unmarried person by Warranty Deed dated December 22, 1999 of record in Instrument No. 20000126-0008513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on plat of record in Plat Book 2331, Pages 65 and 66; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1031 Westchester Drive, Madison, TN 37115
(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 Grantor covenants with the said GRANTEES that he is lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, 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 our hands this 28th day of January, 2005.

Alvin L. Duncan

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Alvin L. Duncan, an unmarried person who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of January, 2005.

Notary Public

My Commission Expires:

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076