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Davidson County DEEDWARR
Recvd: 04/13/05 08:53 2 pgs
Fees:13.00 Taxes:777.00

20050413-0040790

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires 09/04/2005

Paula K. Melcher
Affiant

Subscribed and sworn to before me, this 8th day of April, 2005.

Notary Public
My commission expires: 9/4/05

02-0503-43751

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Herbert B. Melcher	Wells Fargo Bank, N.A.	085-140-A-306.00CO
306 Riverstone Boulevard	2701 Wells Fargo Way	
Nashville TN 37214	Minneapolis, MN 55467	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert C. Duncan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Herbert B. Melcher and wife, Paula K. Melcher, hereinafter called the Grantees, their successors 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 Unit No. 14 on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument No. 20010814-0087503, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert C. Duncan by deed dated 5/9/034 of record in Instrument No. 20030514006554, Register's Office for Davidson County, Tennessee. Robin Duncan, spouse of vested owner, joins in the execution of this instrument to convey any/all marital interest she may have in said property.
>
> Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 306 Riverstone Boulevard, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 8th day of April, 2005.

Robert C. Duncan

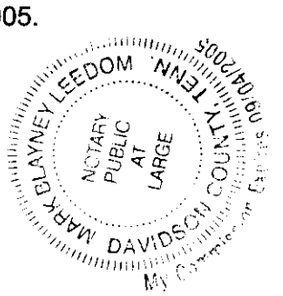
Robin Duncan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert C. Duncan and Robin Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 8th day of April, 2005.

Notary Public
State of Tennessee at Large



My Commission expires 9/4/05