State of Tennessee
County of Williamson

This actual consideration or value – whichever is greater- is $122,500.00

Affiant

Subscribed and sworn before me this the 6th day of May, 2005.

Notary Public My Commission Expires: 3-25-06

Davidson County DEEDWARR
Recvd: 05/13/05 08:47 2 pgs
Fees:13.00 Taxes:453.25
20050513-0054046

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Peggy Jones 246 Lisa Lane Nashville, Tennessee 37210	246 Lisa Lane Nashville, TN 37210	AmeriFund Financial, Inc. 8833 Pacific Avenue Suite G Tacoma, WA 98444

Map 95 -5 Parcel 78

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

HILMAN F. DUNCAN

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

PEGGY S. JONES, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of Creekside Heights, of record in Book 2663, page 114 and 115, Register's Office for said County.

Said Lot No. 67 fronts 100 feet on the westerly margin of Lisa Lane and extends back 256.43 feet on the northerly line and 250.56 feet on the southerly line to a broken line in the rear, measuring 67.63 feet thereon.

Being the same property conveyed to Hilman F. Dunacan and wife, Avinell Duncan by Warranty deed from Russell H. Allen, Jr. and Nancy S. Allen of record in Book 5059, page 426, Register's Office for Davidson County, Tennessee. Said Avinell Duncan having since died.

Subject to all matters of record in Book 2663, pages 114 and 115, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **6th day of May, 2005.**

Hilman F. Duncan

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Hilman F. Duncan** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand, this **6th** Day of **May , 2005.**

My Commission Expires:

3.25.06

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee