WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF May, 2005.

(Affix Seal) Notary Public

My Commission Expires: 11-25-06

MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BW-20050102

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas A. Duncan	Same	073-09-0 237.00 & 265.00
610 WinnersCircle Pl.		
Thompsons Station TN 37179		

Davidson County DEEDWARR
Recvd: 06/01/05 13:14 1 pg
Fees:13.00 Taxes:277.50
20050601-0061694

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, I/we, THOMAS F. DUNCAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto THOMAS A. DUNCAN, married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 13-A and Lot # 13-B on the Plan of Zone Lot Division of Lot 13 Cooper Lane Estates of record in Plat Book 5200, page 567; and amended in Plat Book 6200, page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas F. Duncan from Brent A Campbell by Warranty Deed dated July 14, 2003 and recorded July 17, 2003 in Instrument #20030717-0100136, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2349 & 2351 Cooper Terrace, Nashville, Tennessee 37216.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 19th day of May, 2005:

Thomas F. Duncan

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named THOMAS F. DUNCAN, the bargainor(s), 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.

Witness my hand and official seal this 19th day of May, 2005.

Notary Public

My Commission Expires: 7-19-08

ANGIE McCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN