Return to: First Title & Escrow Co. Inc.
Box 9B File # 24357

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/05 14:00 2 pgs
Fees:13.00 Taxes:647.13

20050623-0072362

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$174,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND DAY OF JUNE, 2005.**

Notary Public

MY COMMISSION EXPIRES

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES K. LANG	**SUNTRUST MORTGAGE, INC.**	**90-16-163**
(NAME) **532 RIVER ROUGE DRIVE**	(NAME) **201 4TH AVENUE N., 7TH FLOOR**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **NASHVILLE, TN 37219**	
(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, WE, **JOSEPH FRANK DUNCAN, III AND WIFE, KAREN DUNCAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES K. LANG, UNMARRIED TRACY A. DEHART, UNMARRIED, as joint tenants with right of survivorship**, 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. 665 ON THE PLAN OF CHARLOTTE PARK, SECTION XI, AS OF RECORD IN BOOK 2900, PAGES 79 AND 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 72 FEET ON THE NORTHEASTERLY SIDE OF RIVER ROUGE DRIVE AND RUNS BACK 210.8 FEET ON THE SOUTHEASTERLY LINE AND 204.2 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE, WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 68.4 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH FRANK DUNCAN, III AND WIFE, KAREN DUNCAN BY DEED FROM ANGELICA N. DUNCAN, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20041222-0152248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **532 RIVER ROUGE DRIVE, NASHVILLE, TN 37209**

(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 **our hands** this **22nd day of June, 2005.**

JOSEPH FRANK DUNCAN, III

KAREN DUNCAN

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **JOSEPH FRANK DUNCAN, III AND WIFE, KAREN DUNCAN** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **22nd day of June, 2005**.

Commission expires: **May 23, 2009**

I. DYKE TATUM Notary Public

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN