This Instrument Prepared by:

Davidson County DEEDWARR
Recvd: 07/05/05 14:55 3 pgs
Fees:18.00 Taxes:619.75
20050705-0076935

A. Harrison Johnson, Jr., Attorney
401 Church Street, Suite 2600
Nashville, TN 37219
Telephone: (615) 259-9337
Facsimile: (615) 242-0124

New Owner's Name and Address:	Mail Tax Notices to:	Tax Map and Parcel#:
Joseph F Duncan III 7631 Charlotte Pike. Nashville TN 37209	SAME	114-14-0-032.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $167,500.00.

Affiant

Subscribed and sworn to before me this the 22nd day of June, 2005.

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public (affix seal) My Commission expires: 7-19-08

My Commission Expires JULY 19, 2008

WARRANTY DEED

THIS DEED is made on June 22, 2005, by and between David S. Pyrdum and wife, Julie K. Pyrdum (the "Grantors"), and Joseph F. Duncan, III and wife, Karen L. Duncan ("Grantees").

WITNESSETH: THAT, For and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid to the Grantors, receipt whereof is hereby acknowledged, the Grantors herein have bargained and sold to the Grantees, and do hereby bargain, sell and convey unto Joseph F. Duncan III, and wife, Karen L. Duncan, and their heirs, administrators and assigns ("Grantees"), the following described "Property" located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No.1 on the Plan of Thousand Oaks Estates, as shown by plat appearing of record in Plat Book 3700, pages 82-83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the Grantors by deed from Lula E. Bradford, unmarried, dated December 27, 1996, of record in Book 10314, page 625, said Register's Office.

Said Property is improved property, having an address at 7631Charlotte Pike, Nashville Tennessee 37209 (County of Davidson) (the "Property Address" herein).

TOGETHER WITH all easements, rights, hereditaments and appurtenances, now or hereafter a part of the Property.

TO HAVE AND TO HOLD the said Property, with all the easements, rights, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantees, and the Grantees' heirs, administrators and assigns, in fee simple forever.

And, the Grantors do covenant with the Grantees, that they are lawfully seized of the said Property in fee simple, have the good right to convey it, and that the Property is unencumbered, except for these Exceptions:

1. 2005 real estate taxes, which have prorated at closing and assumed by the Grantees.

2. Restrictive covenants of record in Book 4056, page 371, and in Book 4072, page 318, said Register's Office;

3. Public utility easement of record Book 9740, page 393, said Register's Office;

And, the Grantors do covenant and bind themselves, their heirs, administrators and assigns, to warrant and forever defend the title to the Property to the said Grantees, and their heirs, administrators and assigns, against all lawful claims and demands of all persons, subject to the above Exceptions.

Jacky Allen is one and the same person as Jackey Allen. David S. Pyrdum is one and the same person as David Scott Pyrdum, and David Pyrdum; and Julie K. Pyrdum is one and the same person as Julie Pyrdum.

IN WITNESS WHEREOF, the Grantors have executed this deed as of this the 22nd day of June, 2005.

David S. Pyrdum

By: Jacky Allen, as his attorney in fact

Julie K. Pyrdum

By: Jacky Allen, as her attorney in fact

STATE OF TENNESSEE
CONUNTY OF DAVIDSON

On this the 22nd day of June, 2005, before me personally appeared Jacky Allen,. Also known as Jackey Allen, to me known to be the person who executed the foregoing instrument on behalf of David S. Pyrdum and wife, Julie K. Pyrdum, and acknowledged that such person executed the same as the free act and deed of David S. Pyrdum and wife, Julie K. Pyrdum. Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.

Notary Public (Affix Seal)
My Commission Expires: 7/19/08

STIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008