G# 19055-4
Box #14A

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$114,000.00**.

William H. Laster Jr.
Affiant

Subscribed and sworn to before me, this the 18th day of July, 2005.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William H. Laster, Jr.	**New Owner**	**Map 042-3, Parcel 082.00**
1000 North Graycroft Avenue		
Madison, TN 37115		

Davidson County DEEDWARR
Recvd: 07/20/05 11:49 2 pgs
Fees:13.00 Taxes:421.80
20050720-0084346

FOR AND IN 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,

Randall Wilson and wife, Gloria J. Wilson and Fritz Duncan and wife, Juanita Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William H. Laster, Jr.

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. 68 on the Plan of Primrose Acres, of record in Plat Book 2663, page 106 & 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Randall Wilson and wife, Gloria J. Wilson and Fritz Duncan and wife, Juanita Duncan by Deed from Bobby W. Hurt and wife, Pamela A. Hurt, of record in Instrument No. 20000727-0074053, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Fritz Duncan, pursuant to a Power of Attorney executed by same on the 8th day of August, 2001, of record in Instrument No. 20050720-0084344 **, Register's Office for Davidson County, Tennessee.**

This instrument is being executed in behalf of Eva Juanita Duncan, pursuant to a Power of Attorney executed by same on the 8th day of August, 2001, of record in Instrument No. 20050720-0084345 **Register's Office for Davidson County, Tennessee.**

This is Improved (__X__) Unimproved (____) property, known as: **1000 North Graycroft Avenue, Madison, TN 37115**

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 convenant 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 my/our hand(s) this **18th** day of **July, 2005.**

Randall Wilson
Randall Wilson

Gloria J. Wilson
Gloria J. Wilson

Fritz Duncan Gloria J. Wilson ATTY IN FACT
Fritz Duncan By: Gloria J. Wilson, Attorney in Fact

Juanita Duncan Gloria J. Wilson ATTY IN FACT
Juanita Duncan By: Gloria J. Wilson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randall Wilson and Gloria J. Wilson,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **July, 2005.**

Notary Public

My Commission Expires: 5/30/07

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Gloria J. Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Fritz Duncan and Juanita Duncan** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Fritz Duncan and Juanita Duncan** for the purpose therein contained, by signing the name of **Fritz Duncan and Juanita Duncan** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **July, 2005**.

Notary Public

My Commission expires: 5/30/07