Davidson County DEEDWARR
Recvd: 07/25/05 11:56 2 pgs
Fees:13.00 Taxes:492.10
20050725-0086066

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $133,000.00

Della Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **July 15, 2005**

Mary J. Brown
Notary Public

MY COMMISSION EXPIRES: My Commission

(AFFIX SEAL) Expires March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Della Payne	Wells Fargo Bank, N.A.	MAP-PAR 150-14-40
(NAME) 4008 Tea Garden	(NAME) P. O. Box 5708	
(ADDRESS) Antioch, TN, 37013	(ADDRESS) Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Troy B. Duncan and Stephanie M. Duncan,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Della Payne,** HEREINAFTER CALLED THE GRANTEE(S), 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(s) 45, as shown on the map entitled Section One, Jamestown Estates, of record in Plat Book 6900, page(s) 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Troy B. Duncan and wife, Stephanie M. Duncan, by deed from Dorothy Cox and Marqurite Chappell and Jeanne Scott and Melissa K. Hagewood, of record in Book 11260, page 80, dated September 29, 1998, said Register.

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 my/our hand(s) this day 07/15/05.

Troy B. Duncan by Stephanie, attorney in fact
Troy B. Duncan, Seller

Stephanie M. Duncan, Seller

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 ~~Troy B. Duncan and~~ Stephanie M. Duncan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 07/15/05.**

My Commission Expires: My Commission Expires March 22, 2008

Notary Public

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE of Tennessee
COUNTY of Davidson

On this day July 15, 2005, before me personally appeared Stephanie M. Duncan, to me known to be the person who executed the foregoing instrument on behalf of Troy B. Duncan as Attorney in Fact and who acknowledge that she executed the same as the free act and deed of the said Troy B. Duncan.

Witness my hand and Official Seal this **day 07/15/05.**

My Commission Expires: My Commission Expires March 22, 2008

Notary Public

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE