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Davidson County DEEDWARR
Recvd: 12/27/05 15:53 2 pgs
Fees:13.00 Taxes:472.21
20051227-0154472

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Richard H. Duvall
Ludmilla V. Duvall
3322 Goodland Road
Nashville, TN 37211

SEND TAX BILL:

Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

MORTGAGEE:

MAP AND PARCEL:
Map 113-07-0
Parcel 131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Emma J. Everett, unmarried and Jeanette E. Pursley, married**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Richard H. Duvall and wife, Ludmilla V. Duvall** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Glencoe Acres, Section 1, as of record in Plat Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Lot No. 73 begins at an iron pin in the northerly margin of Goodland Road; thence in a northeasterly direction along the common line between Lots Nos. 72 and 73 a distance of 231.9 feet to a concrete monument, the common corner of Lots 73 and 72; thence in a southwesterly direction 244.2 feet along the common line between Lots 73 and 74 to an iron pin in the northeasterly margin of Goodland Road; thence in a southeasterly direction along the margin of Goodland Road a distance of 110 feet around a curve to a concrete monument; thence continuing in the same direction along the margin of Goodland Road a distance of 38.1 feet to the beginning.

Being the same property conveyed to Emma Jean Everett and Jeanette E. Pursley and to the survivor of them, it being, the express intention of the Grantors herein to vest in the Grantees a survivorship estate, by deed from James D. Little and wife, Ethel C. Little, dated November 10, 1977, of record in Book 5221, page 340, Register's Office for Davidson County, Tennessee.

David Pursley joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Jeannette E. Pursley.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3322 Goodland Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 20th day of December, 2005.

Emma Jean Everett

Emma Jean Everett

Jeanette E. Pursley

Jeanette E. Pursley

David Pursley

David Pursley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Emma Jean Everett, unmarried and Jeanette E. Pursley and husband, David Pursley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 20th day of December, 2005.

Catherine H. Gwyn

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $127,625.00.

Theolunila V Lewell

AFFIANT

Subscribed and sworn to before me this 20th day of December, 2005.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

NOTARY PUBLIC

My Commission Expires: 7-30-09