PREPARED BY & RETURN TO:

BRENTWOOD, TN 37027

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1610

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/06 12:36 2 pg
Fees:13.00 Taxes:429.20
20060117-0006148

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Rodney T. Lunsford and Kameka S. Porter Lunsford, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Tawanna R. Duggans and Jimmy L. Duggans, Jr., hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 16 on the plan of A Horizontal Property Regime (Private Element) Phase 1, Smith Springs Townhomes, of record in Book 11700, page 16, as revised in Book 11700, page 42, 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 Rodney T. Lunsford and Kameka S. Porter, both unmarried, by deed from NVR, Inc. T/A Ryan Homes, a Virginia Corporation, dated June 30, 2000, of record in Instrument No. 20007070067482, Register's Office for Davidson County, Tennessee.
Kameka S. Porter is now known as Kameka S. Lunsford by virtue of her marriage to Rodney T. Lunsford.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3401 Anderson Road, Unit 16, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of January, 2006.

Rodney T. Lunsford

Kameka S. Porter Lunsford

State of Tennessee)
County of Davidson)

On this 13th day of January, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rodney T. Lunsford and Kaneka S. Porter Lunsford, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 116,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of January, 2006.

Notary Public

My Commission Expires: 7-30-09

NEW OWNER:
Tawanna R. Duggans
3401 Anderson Road, Unit 16
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
136-15-B-16CO