Davidson County DEEDWARR
Recvd: 01/30/06 11:41 2 pgs
Fees:13.00 Taxes:740.00

20060130-0011291

WARRANTY DEED

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 2006

Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Duncan (NAME)	Suntrust Mortgage (NAME)	MAP082-09
1319 6th Avenue North (ADDRESS)	201 4th Avenue North, 7th Floor (ADDRESS)	PARCEL 045.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, Melissa H. Smith and husband, Charles T. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Duncan and wife, Kathy Jo C. Duncan

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 the Southerly One-Half of Lot No. 30 on the Plan of North Nashville Real Estate Company's Property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 30 fronts 25 feet on the Westerly side of 6th Avenue North, formerly High Street, and runs back between parallel lines, 175 1/2 feet, more or less, to an alley.

Being the same property conveyed to Melissa Ann Harris, Unmarried by Warranty Deed dated November 23, 1999, from Ruth Estell Parker Hardaway, Unmarried, of record by Instrument No. 19991209-0301532 in the Register's Office for Davidson County, Tennessee; And being further conveyed to Melissa H. Smith and Charles T. Smith, Wife and husband, by Quitclaim Deed from Melissa Ann Harris a/k/a Melissa H. Smith, of record by Instrument No. 20040517-0057376 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Barbara Harris executes this Instrument as Attorney-in-Fact on behalf of Charles Smith and Melissa Smith pursuant to Specific Power-of-Attorney of

CONTINUED

unimproved ( )
This is improved (X) property, known as 1319 Sixth Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 27th day of January, 2006

Melissa H. Smith
By: Melissa H. Smith by Barbara Harris
Barbara Harris, Attorney-in-fact

Charles T. Smith
By: Charles T. Smith by Barbara Harris
Barbara Harris, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION:

record by Instrument No. 20060130001290 **, Register's Office for Davidson County, Tennessee.**

Melissa Ann Harris, Melissa H. Smith and Melissa Smith is one and the same person.

Charles T. Smith and Charles Smith is one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of January, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Barbara Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melissa H. Smith and husband, Charles T. Smith as their Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Melissa H. Smith and husband, Charles T. Smith.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of January, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON