STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of March, 2006.

Notary Public

My Commission Expires: 1-26-2008

JUDY A. CASEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Margaret McLean Duncan, and Husband Kenneth R. Duncan

3620 General Bate Dr.
Nashville,, Tennessee 37204

Davidson County DEEDWARR
Recvd: 03/13/06 10:34 2 pgs
Fees:13.00 Taxes:1337.55
20060313-0028508

SEND TAX BILLS TO:
First Horizon Home Loans
P.O. Box 7481
Springfield, OH 45501

MAP-PARCEL NUMBERS:

11813018900

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James E. Jordan, and Wife, Rosalie R. Jordan hereinafter referred to as Grantors, hereby transfers and conveys to Margaret McLean Duncan, and Husband Kenneth R. Duncan, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 40 on the Plan of Green Acres subdivision as of record in Book 1424, Page 21, Register's Office for said county, and described as follows:
Beginning at a point in the easterly margin of General Bates Drive formerly Bates Drive, at the corner of Lots Nos. 40 and 41 thence with the line between said Lots, easterly 147.3 feet to a corner of said lot; thence southerly 110 feet to the northerly margin of Mayflower Place, formerly Grandview Place; thence with the margin of the same westerly 126.8 feet to the beginning of a curve; thence around said curve, northwesterly 29.89 feet to the easterly margin of General Bates Drive, formerly Bates Drive; thence with the margin of the same, northerly 74.4 feet to the point of beginning.

Being the same property conveyed to James E. Jordan, and Wife, Rosalie R. Jordan by Warranty Deed from Harvey Lynn Stahl, Trustee of the Harbey Stahl, Testamentary Trust of record in Instrument No. 20041229-0153447, Register's Office for Davidson County, Tennessee dated 12/21/2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 1424, Page 21, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3620 General Bate Dr., Nashville,, TN 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 10th day of March, 2006.

James E. Jordan

James E. Jordan

Rosalie R. Jordan

Rosalie R. Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James E. Jordan, and Wife, Rosalie R. Jordan, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 3/10/2006.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008

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