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

39-B
File #06-1209

WARRANTY DEED

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 Margaret N. Duncan, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Teen Challenge International Nashville, 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:

A tract of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Medlin and Roy Brantley, Surveyors, February 19, 1966, as follows:

Beginning on the northerly margin of Baker Station Road at the southeast corner of the property conveyed to Lloyd C. Crawford and wife, of record in Book 2246, page 241, Register's Office for said County; thence with said Crawford's eastern boundary line north 29 degrees east 725 feet to an iron pin, and continuing with said Crawford's line north 72 degrees 45' east 351.5 feet to an iron pin in ditch, and railroad right-of-way thence south 3 degrees 25' west 443.1 feet to an iron pin; thence south 14 degrees 34' west 791 feet to the northerly margin of Baker Station Road; thence with the same around curve having a radius of 456 feet northwesterly 384.6 feet to the beginning of another curve; thence around said curve having a radius of 1431 feet northwesterly 303 feet to the beginning, containing 11.01 acres, more or less.

Being the same property conveyed to Kenneth T. Duncan and wife, Margaret Duncan by Quitclaim deed from Kenneth T. Duncan dated January 19, 1982 of record in Book 5844, page 64, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Kenneth T. Duncan by deed from Charles C. Hicks and wife, Dolly M. Hicks dated November 11, 1977 of record in Book 5221, page 424, said Register's Office. Kenneth T. Duncan is now deceased.

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: 2165 Baker Road & 2141 Baker Road, Goodlettsville TN, 37072.

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 15th day of June, 2006

Davidson County DEEDWARR
Recvd: 06/30/06 11:09 2 pgs
Fees:13.00 Taxes:2956.30
20060630-0078443

X _____
Margaret N. Duncan

State of Tennessee)
County of Davidson)

On this 15th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Margaret N. Duncan, 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: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 799,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of June, 2006.

Notary Public

My Commission Expires: 7-25-09

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
OUTND2029

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Teen Challenger International 2165 Baker Road & 2141 Baker Road Goodlettsville, TN 37072	New Owner	11-96 & 11-39