Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County	DEEDWARR
Recvd: 07/28/06 11:00	2 pgs
Fees:13.00 Taxes:795.13	
20060728-0091418	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $214,900.00

Courtney A Dodson
Affiant

Subscribed and sworn to before me, this 27th day of July, 2006

Carolyn A James
Notary Public
My commission expires: 11/22/08

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherri G. Duncan 7209 Santeelah Way Antioch TN 37013-0000	Same	181 030 A 182

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kenneth D. Key and wife, Margaret A. Key, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sherri G. Duncan and Bonnie C. Gardner, as joint tenants with right of survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 182 on the Plan of Section Three Indian Creek Estates of record in Book 9700 Page 817 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth D. Key and wife Margaret A. Key by deed from Eugene A. Collins of record in Instrument No. 20000831-0086317 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Section Three Indian Creek Estates of record in Book 9700 Page 817, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10752 page 553 and amended in Boo 11708 Page 575 and Instrument No. 2000072700-74152 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Indian Creek Homeowner's Association of record in Book 11031 Page 79 5) Bylaws for Indian Creek Homeowners Association of record in Book 11033 Page 509 6) Storm Water Detention Agreement of record in Book 10729 Page 380 7) Easement of record in Book 6549 page 403

This property is improved property known as 7209 Santeelah Way, Antioch, Tennessee 37013-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 27th day of July, 2006.

Kenneth D. Key

Margaret A. Key

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth D. Key and Margaret A. Key, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of July, 2006.

Notary Public

My Commission expires: 1/27/07

FILE NO: WG1435

NANCY E. SWYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007