This Instrument Prepared by
And after recording please return to:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0607073

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$28,000.00**

Affiant

Davidson County DEEDWARR
Recvd: 08/09/06 10:32 2 pgs
Fees:13.00 Taxes:103.60
20060809-0097833

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 08/08/06

Notary Public – Tamilyn Derryberry
My commission expires: May 2, 2010

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Joseph F. Duncan, Jr. And wife, Kimberley L. Duncan 5906 Charlotte Pike Nashville, TN 37209-3181	new owner	103 02 0C 035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Richard M. Davenport an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joseph F. Duncan, Jr. and wife, Kimberely L. Duncan as tenants by the entireties,** hereinafter called the Grantees, their heirs, successors and assigns, a certain condominium apartment in **Davidson County, Tennessee,** described as follows; to-wit:

Unit No. 35, as shown on the Plan of West End Terrace a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard M. Davenport, a married man, by Warranty Deed from West End Terrrace, Inc., dated October 21, 1985 in Book 6699, page 253 in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 261 White Bridge Pike, Unit No. 35, Nashville, TN 37209-3229

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

Initial

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, Richard M. Davenport, sign this Warranty Deed on this the 08/08/06.

Richard M. Davenport

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard M. Davenport,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 08/08/06.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010