03

Realty Title
Box 48-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$238,000.00**

Diane K. Nix
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **30TH DAY OF AUGUST, 2006.**

Karen Colbert
NOTARY PUBLIC

MY COMMISION EXPIRES 7-24-2010
(AFFIX SEAL)

DAVIDSON COUNTY KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 09/05/06 10:01 3 pgs
Fees:18.00 Taxes:880.60
20060905-0108978

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Elizabeth A. Carnahan	Bank of America, N.A.	**129.14-9.00**
859 Highland Crest Drive	P.O. Box 9000	
Nashville, TN 37205	Getzville, NY 14068-9000	

FOR AND IN 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,

Jeffrey W. Duck, James C. Duck, and John M. Duck,

Heirs at Law of Ruby Rose Duck, deceased, and Martha E. Hill,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Elizabeth A. Carnahan,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 3700, page 124, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **859 Highland Crest Drive Nashville, TN 37205**

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 not 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 ever 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 **30th day of August, 2006.**

Martha E. Hill
Martha E. Hill

Jeffrey W. Duck, Heir at Law of Ruby Rose Duck by Martha E. Hill, his Attorney-in-Fact
Jeffrey W. Duck, Heir at Law of Ruby Rose Duck, by Martha E. Hill, his Attorney-in-Fact

James C. Duck, Heir at Law of Ruby Rose Duck, by Martha E. Hill, his Attorney-in-Fact
James C. Duck, Heir at Law of Ruby Rose Duck, by Martha E. Hill, his Attorney-in-Fact

John M. Duck Heir at Law of Ruby Rose Duck, by Martha E. Hill, his Attorney-in-Fact
John M. Duck, Heir at Law of Ruby Rose Duck, by Martha E. Hill, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Martha E. Hill**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Davidson County, Tennessee.**

This 29th day of August, 2006.

My Commission Expires: AUG 17, 2010

Notary Public

VALERIE M. FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires AUG. 17, 2010

State of Tennessee)
County of Davidson **)**

On this **30th** day of **August, 2006,** before me personally appeared **Martha E. Hill,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jeffrey W. Duck, Heir at Law of Ruby Rose Duck,** and who acknowledged that **she** executed the same as the free act and deed of **Jeffrey W. Duck.**

Notary Public

My Commission Expires: Aug 17, 2010

VALERIE M. FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires AUG. 17, 2010

State of Tennessee)
County of Davidson **)**

On this **30th** day of **August, 2006,** before me personally appeared **Martha E. Hill,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **James C. Duck, Heir at Law of Ruby Rose Duck,** and who acknowledged that **she** executed the same as the free act and deed of **James C. Duck.**

Notary Public

My Commission Expires: Aug 17, 2010

VALERIE M. FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires AUG. 17, 2010

State of Tennessee)
County of Davidson **)**

On this **30th** day of **August, 2006,** before me personally appeared **Martha E. Hill,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **John M. Duck, Heir at Law of Ruby Rose Duck,** and who acknowledged that **she** executed the same as the free act and deed of **John M. Duck.**

Notary Public

My Commission Expires: Aug 17, 2010

VALERIE M. FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires AUG. 17, 2010

Exhibit "A"

Being Lot No. 58, West Mead Highlands, Section 2, as of record in Book 3700, pages 124 and 125, Register's Office for said County. Said Lot No. 58 fronts 100.32 feet on the Southerly side of Highland Crest Drive, and extends back between lines 368.00 feet on the Westerly line and 278.2 feet on the Easterly line, to a line in the rear on which it measures 109.61 feet thereon.

Being the same property conveyed to Ruby Rose Duck and Martha E. Hill, by Warranty Deed from William Bradley Sprague and wife, Martha Palmer Sprague, dated October 29, 1987 and filed for record on November 2, 1987, in Book 7392, page 563, Register's Office for Davidson County, Tennessee.

The said Ruby Rose Duck, having since died testate on October 9, 2003, leaving her interest in said real estate to her children: John M. Duck, James C. Duck, and Jeffrey W. Duck.