Davidson County DEEDWARR
Recvd: 09/19/06 10:57 2 pgs
Fees:13.00 Taxes:466.20

20060919-0115823

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2006.

Notary Public
My commission expires: 5/3/

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

15-0608-150850

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Daniel Ray Jones	Wilmington Finance, Inc.	65-13-0-070
4848 Shshone Drive	401 Plymouth Road, Suite 400	
Old Hickory TN 37138	Plymouth Meeting, PA 19462	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael L. Duncan, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daniel Ray Jones, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 495, on the Plan of Sherwood Forest, Section V, of record in Book 4660, Page 190 (erroneously shown as Book 4660, Page 160 on prior instruments of record), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael L. Duncan by deed from Dennis Willoughby and wife, Cheryl Diane Willoughby, dated 9-30-96, recorded 10-02-96, of record in Book 10210, Page 805, Register's Office for Davidson County, Tennessee.

Katherine Duncan, wife of Michael L. Duncan, hereby joins in the execution of this instrument, for the purpose of conveying her marital interests, if any, in subject property.

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.

This property is improved property known as 4848 Shshone Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 _____ day of September, 2006.

Michael L. Duncan

Katherine Duncan

STATE OF CALIFORNIA
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael L. Duncan and Katherine Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Sun City, CA, this 15 day of September, 2006.

J. L. OLSON
Commission # 1672366
Notary Public - California
Riverside County
My Comm. Expires Jun 4, 2010

Notary Public

My Commission expires