Return to:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/05/06 13:41 2 pgs
Fees:13.00 Taxes:3422.50
20061005-0123973

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Matthew Moudy
Affiant

Subscribed and sworn to before me, this 29 day of September, 2006.

Notary Public

My Commission Expires: 1/23/10

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:
Matthew Moudy and wife,
~~Margaret~~ Margret Moudy,
4337 Sneed Road
Nashville, TN 37215

Send Tax Bills To:

Map-Parcel Number:
130-080-0-043.00
7DA 43200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **E. TOWNES DUNCAN AND WIFE, ELLEN M. DUNCAN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MATTHEW MOUDY AND WIFE, ~~MARGARET~~ Margret MOUDY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the north one-half of Lot No. 13 of the Map of Belle Meade Annex Subdivision, of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 100 feet on the westerly side of Sneed Avenue and runs back between parallel lines, 295 feet to a 5 foot reserved strip.

Being the same property conveyed to E. Townes Duncan and wife, Ellen M. Duncan by deed dated September 1, 1983, from Joseph E. Folk, unmarried and Jackie A. Folk, unmarried, of record in Book 6128, page 644, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Matters shown on the Plan of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 4337 Sneed Avenue, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29 day of September, 2006.

E. Townes Duncan

Ellen M. Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **E. TOWNES DUNCAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

295406.1/2006131