Davidson County DEEDWARR
Recvd: 10/30/06 13:47 2 pgs
Fees:13.00 Taxes:2116.40

20061030-0134341

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $572,000.00.<br><br>Ellen M. Duncan<br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of October, 2006.<br><br>Notary Public<br><br>My Commission Expires: |

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

My Commission Expires JULY 21, 2007

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| E. Townes Duncan and Ellen M. Duncan<br>4309 Esteswood Drive<br>Nashville, TN 37215 | Same | 130 08 00 1100 |

## 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, **DAVID L. COPPEANS AND WIFE, RUTH D. COPPEANS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **E. TOWNES DUNCAN AND ELLEN M. DUNCAN, HUSBAND AND WIFE**, 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 Lot No. 16 on the Plan of Esteswood Estates, of record in Book 1835, page 101, Register's Office for said County.
>
> Said Lot No. 16 fronts 150 feet on the westerly margin of Esteswood Lane and extends back 252.8 feet on the northerly line and 252.6 feet on the southerly line to a dead line in the rear, measuring 150 feet thereon.
>
> Being the same property conveyed to David L. Coppeans and wife, Ruth D. Coppeans by deed from Lenore Taylor Brown, as devisee under the will of Warren W. Taylor, dated October 25, 2004, recorded November 8, 2004, of record as Instrument No. 20041108-0134210, 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 conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 1835, page 101, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 1850, page 17, Register's Office for Davidson County, Tennessee.

This is improved property known as 4309 Esteswood Drive, 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 27th day of October, 2006.

David L. Coppeans

Ruth D. coppeans
Ruth D. Coppeans

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David L. Coppeans, 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 27th day of October, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth D. Coppeans, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 27th day of October, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007