BOX 13
12493

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 17th day of November, 2006.

Notary Public
My commission expires: 7-25-09

Davidson County DEEDWARR
Recvd: 12/01/06 13:09 2 pgs
Fees:13.00 Taxes:296.00
20061201-0148567

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

08-0611-90966

Address of New Owner:	Send Tax Bills to:	Tax Information
William Anthony Duncan, Jr. 1002 Patio Drive Nashville TN 37214	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans 1555 W. Walnut Hill Lane Suite 200	108-03-0-A 028.00CO

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, Bonnie J. Beam, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Anthony Duncan, Jr.,* 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: *Unmarried

*Part of

Land in Davidson County, Tennessee, being Unit 28 Lot 17, on the Plan of Phase Two (erroneously referenced in prior deed as 'Phase I') Condominium Site Plan, Section Three (erroneously referenced in prior deed as 'Section 1 and 2), Patio Villa, of record in Book 5200, Page 495, together with the Master Deed of Patio Villa Condominiums, of record in Book 5970, Page 829, re-recorded in Book 6014, Page 978, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie J. Beam by deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., dated 7-22-02, recorded 8-14-02, of record in Instrument No. 20020814-0098454, Register's Office for Davidson County, Tennessee.

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 1002 Patio Drive, Nashville, TN 37214

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 17th day of November, 2006.

Bonnie J. Beam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 17th day of November, 2006.

State of Tennessee at Large

My Commission expires: September 15, 2010

