Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSH-070400062S

Davidson County DEEDWARR
Recvd: 04/30/07 08:43 2 pgs
Fees:13.00 Taxes:643.80
20070430-0050791

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Mark Duckworth and Melissa Duckworth	Mark Duckworth and Melissa Duckworth	147-14-0-117.00
(Name) 519 Westcrest Drive	(Name) 519 Westcrest Drive	
(Address) Nashville, TN 37211	(Address) Nashville, TN	
(City) (State) (Zip)	(City) (State) (Zip)	

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Justin T. Giles and Lori B. Giles

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Mark Duckworth and Melissa Duckworth
husband and wife, as joint tenants

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot 304, SECTION III, CANDLESTICK FARMS, as shown on plat of record in Plat Book 3500, Page 98, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Justin T. Giles and wife, Lori B. Giles by Warranty Deed from Jeffrey S. McInturff and wife, Christy McInturff, recorded on the 4th day of November, 2005 in Instrument No. 20051104-0134046, in the Register's Office of Davidson County, Tennessee.

This is unimproved ( ) property, known improved (X) 519 Westcrest Drive, Nashville, TN, .

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 26th day of April, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Justin T. Giles

Lori B. Giles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Kevana M. Nixon, a Notary Public in and for said County and State, Justin T. Giles and Lori B. Giles the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin this 26th day of April, 2007

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/16/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $174,000.00.

Subscribed and sworn to before me this 26th day of April, 2007.

Affiant

My commission expires:
(Affix Seal)

Notary Public _____

