Davidson County DEEDWARR
Recvd: 09/24/07 12:32 2 pgs
Fees:13.00 Taxes:1549.93
20070924-0113682

ADDRESS NEW OWNER:
Ronda Kay Duvall

1200 Stratton Avenue
Nashville, TN 37206

SEND TAX BILL TO:
Ronda Kay Duvall
225 E. North Street, #~~2005~~ 1003
Indianapolis, IN 46204

MAP & PARCEL NOS.:
83-05-0 293

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Janine C. Davis and Holly Anderson, both unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Ronda Kay Duvall, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 32 of Block "B" on the plan of F.O. Beazley's Addition to East Nashville, as of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Janine C. Davis and Holly Anderson by Warranty Deed dated July 13, 2004, from Amy G. Davis, unmarried, of record in Instrument No. 20040716-0085251, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1200 Stratton Avenue, Nashville, TN 37206.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 57, Page 85, said Register's office and all matters therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $418,900.00.

Affiant

Subscribed and sworn before me this 24th day of September, 2007.

My Commission Expires: 11/14/2009

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **September, 2007**.

Janine C. Davis

Holly Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Janine C. Davis and Holly Anderson, both unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **24th** day of **September, 2007**.

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0709-146