WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Amanda Urbanczyk
Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

ADA LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

G-JD-08-2831

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Urbanczyk	Countrywide Bank, FSB	
2831 Hillside Drive H-2	(NAME) 100 Mallard Creek Rd., Ste 250	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Louisville, KY 40207	104-10-N-26.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JP DUNCAN III AND WIFE, JAMIE DUNCAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA URBANCZYK, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT H-2, WESTCHESTER CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070607-0068596, CORRECTED IN INSTRUMENT NO. 20071009-0120320, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JP DUNCAN III AND WIFE, JAMIE DUNCAN BY WARRANTY DEED FROM THE NASHVILLE WESTCHESTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 8TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071008-0119668, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 6; INSTRUMENT NUMBER 20070214-0019068; 20070614-0071268; 20070607-0068596; AND 20071009-0120320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2831 Hillside Drive H-2, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 06/04/08 14:06 2 pgs
Fees:13.00 Taxes:573.50
20080604-0057296

Witness my/our hand(s) this 21st day of May, 2008.

JP Duncan III

Jamie Duncan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JP Duncan III and Jamie Duncan, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Ruby Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903