WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/08 09:30 2 pg
Fees:13.00 Taxes:588.30

20080730-0077782

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2008

Notary Public:

MY COMMISSION EXPIRES: 04/04/09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN
Commission Expires September 19, 2009

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBER
Helen Williamson	~~Peoples Home Equity~~ Citimortgage	Parcel ID:
273 Bonnaspring Dr.	P.O. Box 9438	07509025500
Hermitage, TN 37076	Gaithersburg, MD 20898-9438	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Phillip N. Duncan, Devisee of the Estate of Althea Duncan; Kathleen J. Duncan Carter, Devisee of the Estate of Althea Duncan; Betty L. Duncan Gordy, Devisee of the Estate of Althea Duncan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Helen Williamson, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 1120, on the Plan of Section Nine, Hermitage Hills Subdivision, of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Herbert J. Duncan and wife, Althea N. Duncan by deed from Margery S. Finch, of record in Book 4310, Page 607, dated February 10, 1967 and recorded February 17, 1969 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3864, Page 441, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and will be paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 97, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 273 Bonnaspring Dr., Hermitage, TN 37076

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 do 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 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 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 25th day of July, 2008.

The Estate of Althea Duncan

Phillip N. Duncan, Devisee

Kathleen J. Duncan Carter, Devisee

Betty L. Duncan Gordy, Devisee by Phillip N. Duncan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip N. Duncan and Kathleen J. Duncan Carter, 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 at Brentwood, Tennessee, this 25th day of July, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip N. Duncan, 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 on behalf of Betty L. Duncan Gordy as his/her/their Attorney in Fact as the free act and deed of the within named Betty L. Duncan Gordy.

Witness my hand and official seal at Brentwood, Tennessee, the 25th day of July, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.