THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29014-09-2009** 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $244,600.00. Affiant Subscribed and sworn to before me this 12th day of November, 2009. Notary Public My Commission Expires: 11/7/2011

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Joseph F. Duncan, III, Karen L. Duncan 8159 Charlotte Pike Nashville, TN 37221	**Send Tax Bills To:** Franklin American Mortgage Com 501 Corp. Centre Dr Ste. 400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 12700025500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gloria S. Duncan, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph F. Duncan, III and wife, Karen L. Duncan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8159 Charlotte Pike, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of November, 2009.

Gloria S. Duncan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gloria S. Duncan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2009.

Notary Public

My Commission Expires: 11/7/2011

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20100004068 DEEDWARR
Recvd: 01/21/10 12:57 2 pgs
Fees:13.00 Taxes:905.02

20100121-0005271

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of E.L. Wallace Subdivision as of record in Plat Book 6200, page 550, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jimmy A. Duncan and wife, Gloria S. Duncan by deed dated 01/19/88 from Gemini Group, a partnership of record in Book 7475, page 341, Register's Office for Davidson County, Tennessee. The said Jimmy A. Duncan having since died.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2010, a lien, but not yet due and payable. Map and Parcel No. 12700025500.
3. All matters appearing on the Plan of record as Book 6200, page 550, Register's Office for Davidson County, Tennessee.