Record & Return TO
Foundation Title
30 Burton Hills Blvd
Ste 175
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Map/Parcel: 095080005600

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **The Tennessee Credit Union,** does hereby bargain, sell, transfer and convey unto **Robert Duncan, II** married his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

**LAND in Davidson County, Tennessee, being Lot No. 190 as shown on the map entitled Eva-Mor Heights, Section 3, of record in Book 1835, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**BEING the same property conveyed to The Tennessee Credit Union by Successor Trustee's Deed from Michael I. Mossman, Successor Trustee, dated May 19, 2009, and recorded in Instrument No. 20090522-0047168, said Register's Office.**

Improved Property know as: 327 Tamworth Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Robert Duncan, II**, his heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

BILL GARRETT, Davidson County
Trans:T20100009123 DEEDWARRSP
Recvd: 02/16/10 11:21 3 pgs
Fees:18.00 Taxes:347.80
20100216-0011716

IN WITNESS WHEREOF, the said Grantor has executed this deed this 28th day of January, 2010.

**THE TENNESSEE CREDIT UNION**

By: _____
Michael D. Martin
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael D. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of the THE TENNESSEE CREDIT, the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at Nashville, TN this 28th day of January, 2010.

_____
Notary Public

My Commission Expires:

RICHARD A. CATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2012

**********

NAME NEW OWNER(S):
Robert Duncan, II
327 Tamworth Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New owner

**********

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is ~~$92,000.00~~ 94,000.00

Affiant

Subscribed and sworn to before me this 28th day of January, 2010.

Notary Public

My Commission Expires:

RICHARD A. CATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2012