WARRANTY DEED	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is $71,000.00 Affiant Subscribed and Sworn to before me, this 23rd day of April, 2010. Notary Public My commission expires: 5-4-13

BILL GARRETT, Davidson County
Trans:T20100024731 DEEDWARR
Recvd: 04/26/10 14:43 2 pgs
Fees:13.00 Taxes:262.70
20100426-0031492

PHYLLIS KEENAN NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
David D. Duncan, Jr. Janine E. Duncan 4816 Terragon Trail Antioch, TN 37013	SAME	14808018900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James D. Parker and wife Sheila K. Parker,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **David D. Duncan, Jr. and wife Janine E. Duncan,** hereinafter called the Grantee(s), 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. 73 on the plan of Section Nine, Terragon Trails, of record in Plat Book 5200, page 85, 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 James D. Parker and wife, Sheila K. Parker by deed from Tara L. Cravens Moses and husband Daniel L. Moses of record in Book 10175, page 922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, Page 85, said Register's Office.

Subject to restrictions of record in Book 5341, Page 983, said Register's Office.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 4816 Terragon Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 23rd day of April, 2010.

James D. Parker by Jerry W. Barnes atty-in-fact
James D. Parker

Sheila K. Parker by Jerry W. Barnes atty-in-fact
Sheila K. Parker

Both by Jerry W. Barnes by Power of Attorney of record in Instrument No. Register's Office, Davidson County, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On April 23, 2010, before me personally appeared Jerry W. Barnes to me known to be the person who executed the foregoing instrument in behalf of James D. Parker and Shelia K. Parker and acknowledged that he executed same as the free act and deed of said James D. Parker and Shelia K. Parker for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of April, 2010.

Phyllis Keenan
Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEENAN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY