Lot 29

17578
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20100044389 DEEDWARR
Recvd: 07/20/10 13:41 2 pgs
Fees:13.00 Taxes:407.00
20100720-0056749

WARRANTY DEED

Address New Owner(s):
Mark S. Gerber
2167 Baringer Avenue
Louisville, KY 40204

Send Tax Bills to:
BAC Home Loans Servicing, LP
P. O. Box 650070
Dallas, TX 75265-0070

Map/Parcel: Map/Parcel: 05206008100

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, I/we, **Jeannie Duncan Moore Elder, Susan Duncan Slate Jones and Pamela Duncan Lang Vaughn as heirs to the Estate of Harold T. Duncan**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark S. Gerber and Stephanie C. Gerber, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 71 and the south 50 feet of Lot No. 72 on the Map of Madison Heights Subdivision, Section 1, of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 and part of 72 adjoin and front together 150 feet on the west side of Tahlena Avenue and runs back between lines, 304.5 feet on the south line of Lot No. 71 and 329.55 feet, more or less, on the north line of part of Lot No. 72, to a dead line on which they measure 151.65 feet, more or less.

BEING the same property conveyed to Harold T. Duncan and wife, Evelyn J. Duncan by deed from George H. Hopkins and wife, Annie Mai Hopkins, dated November 28, 1958, and filed in Book 2992, page 613, said Register's Office. The said Evelyn J. Duncan having predeceased the said Harold T. Duncan. Pursuant to the Last Will & Testament of Harold T. Duncan, Probate No. 09P-1121, title is now vested in Jeannie Duncan Moore Elder, Susan Duncan Slate Jones and Pamela Duncan Lang Vaughn as sole heirs.

THIS conveyance is subject to any and all existing easements, restrictions, building lines and zoning regulations of record.

This is improved property known as: 720 Tahlena Avenue, Madison, TN 37115

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 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 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/our hand(s) as on the date shown on the Notary Public form.

Jeannie Duncan Moore Elder

Susan Duncan Slate Jones

Pamela Duncan Lang Vaughn

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeannie Duncan Moore Elder, Susan Duncan Slate Jones and Pamela Duncan Lang Vaughn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of July, 2010.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me this 19th day of July, 2010.

Notary Public

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010