BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20100066221 DEEDWARR Recvd: 10/19/10 13:33 2 pgs Fees:13.00 Taxes:88.80 20101019-0083681	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00 James D Duncan Jr Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2010. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: August 23, 2011 (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION GIVEN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. DUNCAN, JR., ET UX	SAME	038-00-0-090.00
(NAME) 1091 LEWIS ROAD	(NAME)	
(ADDRESS) CHAPMANSBORO, TN 37035	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, MARY LOUISE DUNCAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES D. DUNCAN, JR. AND WIFE, ALISHA M. DUNCAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 2, Sunset Strip Subdivision, Old Hickory Blvd., White's Creek, Tennessee, of record in Plat Book 4300, page 20, Register's Office for Davidson County, Tennessee (Field Book 14D, Book 11928, Map 38, Parcel 90, Davidson County, Tennessee) to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Louise Duncan from Patricia Pensick, unmarried, by deed of record in Book 8977, page 87, recorded June 10, 1993, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Buyers herein assume property taxes for the year of 2011 and subsequent years.

Unimproved ( )
This is improved(X) property known as **6290 OLD HICKORY BLVD., WHITES CREEK, TN 37189**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 18th day of October, 2010.

x Mary Louise Duncan
MARY LOUISE DUNCAN

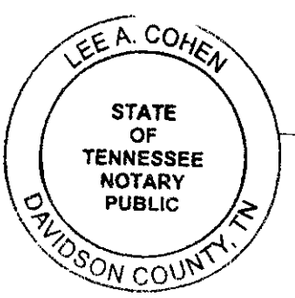
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Louise Duncan,** the bargainor, 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 and official seal at Nashville, Tennessee this 18th day of October, 2010.

My commission expires: **August 23, 2011.**



Lee A. Cohen
Notary Public