THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-5104

BK 10000 PG 793

MAP/GROUP/PARCEL
017-00-0/247.00

NEW OWNER'S NAME AND ADDRESS:
Ian and Juanita Duthie
228 McMahon Road
Goodlettsville, Tennessee 37075

SEND TAX BILLS TO:
Standard Federal Bank, A Federal Savings Bank
2600 W. Big Beaver Road
Troy, MI 48084

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Winn Veasy Brown (also known as Winn W. Veasy) and husband, James R. Brown, Jr., hereinafter called Grantors, do hereby transfer and convey unto Ian Duthie and wife, Juanita Duthie, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 9 on the Plan of the resubdivision of Lots 9 & 12, Glaser Properties, Section 2, of record in Book 5210, Page 284, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to Winn W. Veasy (now known as Winn Veasy Brown) herein by deed of record in Book 9004, Page 571, Register's Office for Sumner County, Tennessee.

James R. Brown, Jr., husband of Winn Veasy Brown, joins in the conveyance of this property for the purpose of conveying any interest, marital or otherwise, which he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Winn Veasey Brown
Winn ~~Veasy~~ Veasey Brown

James R. Brown Jr.
James R. Brown, Jr.

96 APR -2 PM 3:03
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0166726

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Winn ~~Veasy~~ Veasey Brown and husband, James R. Brown, Jr., with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of March, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE EXP. 2-3-98 SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $134,900.00.

- Winn Veasey Brown
AFFIANT

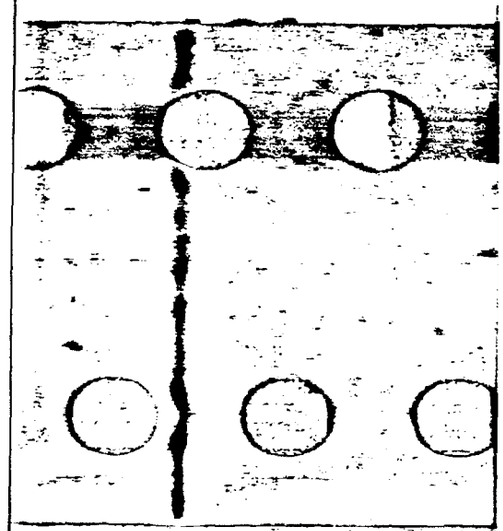
Sworn to and subscribed before me, this the 29th day of March, 1996.

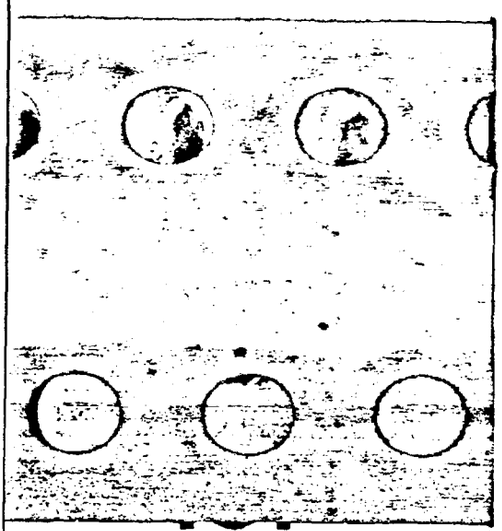
NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE EXP. 2-3-98 SUMNER COUNTY TENNESSEE

5509 04/02 0101 03CHECK 508.13





OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10000 PG 795

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 134900.00
CON TX 499.13
PRFEE 1.00
WDEED 8.00
TOTAL 508.13
CHECK 508.13

04/02/96 01 15:08 0001 5509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166726
IDENTIF. REFERENCE

96 APR -2 PM 3:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023509