This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
2784-A Highway 31W
White House, TN 37188

Instr:200008240083778 Page: 1 OF 2
REC'D FOR REC 08/24/2000 11:25:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $55.50

ADDRESS NEW OWNER:
Carl T. Brown, Sr. and Carl T. Brown, Jr.
155 Glenwood ST.
Madison, TN 37115

SEND TAX BILL:
To Owner

OWNER:

MAP AND PARCEL:
MAP 34 Gp 1
PARCEL 90.00
GO 20807

WARRANTY DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Steven Paul Duensing, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carl T. Brown, Sr. and Carl T. Brown, Jr., as joint tenants with the specific right of survivorship, 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:

> BEING Lot No. 2 on the Final Plat of the Resubdivision of Lots 3 thru 10, Dupont City Subdivision of record in Plat Book 6200, Page 227, Register's Office for Davidson County, Tennessee, (formerly known as Lots 9 & 10 on the Plan of Resubdivision of parts of Block L & M, Dupont City) to which plat reference is hereby made for a more complete description of said lot.
>
> This conveyance is subject to a twenty foot temporary construction easement and fifteen foot permanent sewage easement across the rear of said lots, as set out in a certain deed of record in Book 5871, Page 675, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Steven Paul Duensing by deeds of record in Book 7337, Page 592 and in Book 9686, Page 861, Register's Office for Davidson County, Tennessee.

Steven Paul Duensing and Steven P. Duensing are one in the same person.

This is the same description as in previous deeds of record.

This conveyance is subject to such minimum building setback lines and easements of record in Book 6200, Page 227, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 2, Final Plat of the Resubdivision of Lots 3 thru 10, Dupont City Subdivision, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl T. Brown, Sr. and Carl T. Brown, Jr., their heirs and assigns, forever; and we, Stephen Paul Duensing do covenant with the 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 land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 22 day of August, 2000.

Steven Paul Duensing

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steven Paul Duensing the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this the 22 day of Aug, 2000.

NOTARY PUBLIC

My Commission Expires: 3/23/2002

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $15,000.00.

AFFIANT

Subscribed and sworn to before me this 22 day of Aug, 2000.

NOTARY PUBLIC
My Commission Expires: 3/23/2002