THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 12/12/00 13:47 2pgs
Fees:11.00 Taxes:549.45
20001212-0122364

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Jason S. Browning 4564 Racoon Trail Hermitage, TN 37076	Franklin American Mortgage 501 Corporate Centre Dr. S-400 Franklin, TN 37067	87-2-50 4D 93118

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, WE,

John C. Duval and wife, Anne C. Duval

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason S. Browning and wife, Emily B. Browning

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 Number 120, on the Plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Duval and wife, Anne C. Duval by Deed of record in Book 10047, Page 412, Register's Office for Davidson, County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 4564 Racoon Trail Hermitage, TN 37076

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 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 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 7th day of December, 2000

John C. Duval — Anne C. Duval

John C. Duval **Anne C. Duval**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, John C. Duval and wife, Anne C. Duval

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 7th day of December, 2000

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of December, 2000

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.