RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

URN TO :
MIER TITLE & ESCROW, LLC
ILLSBORO ROAD, STE 300
TENNESSEE 37215

BOX 10-A

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

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Brooke Bryant 803 Cleves Street Old Hickory, TN 37138	Fifth Third Bank 250 W. Main Street Lexington, KY 40507	44-15-182 SD 43150

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,

Scott A. Ducaj and wife, Janice E. Bowman Ducaj

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

Brooke Bryant, unmarried

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 the Northerly 57 feet of Lot No. 235, on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for said County; fronting 57 feet on the Easterly side of Cleves Street, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Ducaj and Janice E. Bowman by Deed of record in Book 7546, Page 690, Register's Office for Davidson County, Tennessee. Janice E. Bowman, now married and being one in the same person as Janice E. Bowman Ducaj.

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

Davidson County DEEDWARR
Recvd: 11/19/01 10:37 2pgs
Fees:13.00 Taxes:407.00

20011119-0126218

This is improved property known as: 803 Cleves Street Old Hickory, TN 37138

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 15th day of November, 2001

Scott A. Ducaj

Janice E. Bowman Ducaj

STATE OF TENNESSEE

COUNTY OF NASHVILLE

Personally appeared before me, Scott A. Ducaj and wife, Janice E. Bowman Ducaj

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 15th day of November, 2001

My Commission expires August 24, 2003

K. J. Shelton
Notary Public

SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
Commission Expires AUG 24, 2003

STATE OF TENNESSEE

COUNTY OF NASHVILLE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of November, 2001

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
Commission Expires AUG 24, 2003