This space for Register's Office:

Davidson County DEEDWARR
Recvd: 08/27/02 14:18 2pgs
Fees:13.00 Taxes:549.45

20020827-0103643

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
Shelia Brantley
9097 Old Charlotte Road
Nashville, TN. 37209

SEND TAX BILLS TO:
New Owner

Tax Map : 126-0-32

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Joe F. Duncan Jr. and wife, Angie Renee Duncan, hereinafter called the **Grantors**, do hereby convey unto Shelia Brantley married, hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in **Davidson** County, State of Tennessee, and legally described as:

Beginning at a point in the center of Old Charlotte Pike at the northwest corner of the tract herein conveyed and the southwest corner of the Miller property: thence North 86 deg. 40 min. West with Miller's Line, 645.0 feet to the Edna Cross land; thence with Edna Cross line North 30 deg. 15 min East 268.0 ft. to the corner of Tract No. 3 and 4; thence with the dividing line between said two tract, South 83 deg. East 646.5 ft. to the center of Old Charlotte Pike thence with the center of said Pike, North 3 deg. West 225.0 ft. to the beginning.

Being the same property conveyed to Joe F. Duncan Jr. and wife, Angie Renee Duncan on February 29, 1988 by Warranty Deed in Book 7483, page 3, said Register's Office

This is improved property known as 9097 Old Charlotte Road, Nashville, TN. 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 1ST day of August, 2002.

Joe F. Duncan Jr.

Angie Renee Duncan

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Joe F. Duncan Jr and Angie Renee Duncan, known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 1ST day of August, 2002.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $148,500.00.

Affiant

Sworn and subscribed before me on 8-1-, 2002.

Notary Public

My Commission Expires: 2-20-05