Davidson County DEEDWARR
Recvd: 08/03/06 14:23 2 pgs
Fees:13.00 Taxes:549.45

20060803-0094935

RECORD AND RETURN TO:
FORSYTHE TITLE AND ESCROW SERVICES
113 SHIVEL DRIVE
HENDERSONVILLE, TN 37075

WARRANTY DEED

JEANNEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

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 28th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Duport and April Duport **3114 Freeman Hollow Road** **Goodlettsville, TN 37072**	**American Home Mortgage Servicing, Inc.** **538 Broadhollow Road** **Melville, NY 11747**	**MAP 11** **PARCEL 87.00**

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,

Henry C. Brown, Jr. and wife, Mitzi S. Brown

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

Robert D. Duport and April Duport, husband and wife,

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:

Property located at: 3114 Freeman Hollow Road, Davidson County, Goodlettsville, TN 37072, AND:

Being Lot No. 6 on the Plan of North Land Estates, of record in Plat Book 3842, page 212, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Henry C. Brown, Jr. and wife, Mitzi S. Brown on November 25, 2002 by Quitclaim Deed from Mitzi R. Sawyer n/k/a Mitzi S. Brown and filed for record on December 5, 2002 in Instrument No. 200212050150106, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **3114 Freeman Hollow Road, Goodlettsville, TN 37072**
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 28th day of July, 2006.

Henry C. Brown

Henry C. Brown, Jr.

Mitzi S. Brown

Mitzi S. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Henry C. Brown, Jr.** and wife, **Mitzi S. Brown,** the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 28th day of July, 2006.

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

Notary Public

Commission Expires:

My Commission Expires JULY 22, 2009

MSB
HCB