State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $163,500.00

Subscribed and sworn before me this the 9th day of April, 2007.

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Affiant

(Affix Seal) EXP- 7-24-10

Notary Public

# WARRANTY DEED

700217

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Donna R. Duensing
913 Broadmoor Drive
Nashville, TN 37216

Send tax bills to:
Countrywide Home Loans, Inc.
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

Map 61-7, Parcel 24

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Fred L. Sharp**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Donna R. Duensing**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 3 of Block "I" on the Plan of "Broadmoor", Section 2 of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the property conveyed to Fred L. Sharp by Deed of record in Instrument No. 20060927-0119616; dated 9/26/06; said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 913 Broadmoor Drive, Nashville, TN, 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 04/10/07 09:29 2 pgs
Fees:13.00 Taxes:604.95
20070410-0042358

Subscribed and sworn before me this the 9th day of April, 2007.

Fred L. Sharp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Fred L. Sharp, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of April, 2007.

My commission expires:_____

Notary Public

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
*NOTARY PUBLIC*
*DAVIDSON COUNTY*
STATE OF TENNESSEE
My Commission Expires
July 24, 2010