RETURN TO:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N1586

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/02/07 09:58 2 pgs
Fees:13.00 Taxes:1291.30
20070702-0078435

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $349,000.00

Affiant

Subscribed and sworn to before me, this 18 day of June, 2007.

Notary Public
My commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT ... CO. TENN.

07-0706-83320

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeremy Duncan	Washington Mutual Bank	171-04-0-A
5412 Brownstone Drive	PO Box 100590	041.00CO
Brentwood TN 37027	Florence, SC 29501-0590	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ann B. Sharpsteen and husband, Benjamin Lee Sharpsteen**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeremy W. Duncan and wife, Marsha K. Duncan**, hereinafter called the Grantees, their successors 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 No. 86, on the Plan of Section One, Brownstone, of record in Book 9700, Pages 496 and 497, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ann B. Sharpsteen and husband, Benjamin Lee Sharpsteen by deed from H. Warren Sanger and wife, Jennifer S. Sanger, dated August 25, 1999, recorded August 27, 1999, of record in Book 11638, Page 515, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as **5412 Brownstone Drive, Brentwood, TN 37027.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of June, 2007.

Ann B. Sharpsteen

Benjamin Lee Sharpsteen
By: Ann B. Sharpsteen, Attorney-in-fact
as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ann B. Sharpsteen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 28th day of June, 2007.

Deborah K. Devine
State of Tennessee at Large

Deborah K. Devine State of Tennessee Notary Public Davidson County

My Commission expires 11/22/08

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 Ann B. Sharpsteen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Benjamin Lee Sharpsteen and that she is authorized by Benjamin Lee Sharpsteen to execute this instrument on his behalf.

Witness my hand and official seal at Franklin, TN, this 28th day of June, 2007.

Notary Public at Large

My commission expires: 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County