THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **101,100.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2010 Notary Public MY COMMISSION EXPIRES: May 8, 2010 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Duncan	New Owner	MAP 61-11
4018 Gallatin Pike	1015 Falls Avenue	PARCEL 286
Nashville, TN 37216	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brothers Investments, Inc.**

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

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 a lot in the northwest corner of Lot "A" of the Monte Vista Plan of lots, of record in Book 421,page 143, Registers office for Davidson County, Tennessee, and described as follows: Beginning at the northwest corner of the lot owned by Mrs. Sarah Woodwine at an iron pin on the south margin of Alpine Avenue which is 40 feet wide, and running from said beginning point along the margin of Alpine Avenue, North 62 1/2 degrees West about 85 feet to the beginning of a curve, radius 112 feet thence along arc of said curve westerly 90 feet, more or less to the end of curve and thence in a straight line 19 feet, more or less to an iron pin, which is situated 46 1/2 feet from the edge of the paved part of Gallatin Road or Highway No. 31; the total frontage on Alpine Avenue being approximately 117 feet; thence along the line parallel to the center line of Gallatin Road approximately south 20 degrees West 234 feet to an iron pin at Hampton's northwest corner; thence with his north line 62 1/2 degrees East 111 1/2 feet to an iron pin, Mrs. Sarah Woodwine's corner; thence North 20 degrees east with her west boundary 268 1/2 feet to the point of beginning, and containing approximately 1/2 acre.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION DESCRIBED IN DEEDS OF RECORD IN BOOK 1367, PAGE 227, BOOK 1468, PAGE 115 AND BOOK 2491, PAGE 69, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Brothers Investments, Inc. by instrument of record in Instrument No. 20100513-0036921, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4018 Gallatin Pike, Nashville, TN 37216.**

BILL GARRETT, Davidson County
Trans:T20100040310 DEEDWARR
Recvd: 07/01/10 12:41 2 pgs
Fees:13.00 Taxes:374.07
20100701-0051607

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 my hand this the 29th day of June, 2010.

Brothers Investments, Inc.

BY: _____
William Shaar

ITS: President
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared William Shaar with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **Brothers Investments, Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 29th day of June, 2010.

My Commission expires May 8, 2012

_____
Notary Public

MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN