Law by Title 48-A
C3

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of August, 2001.

Notary Public

My Commission Expires: 3/14/2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Vicki S. Steed
353 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
SunTrust Bank
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP-PARCEL NUMBERS:
161-110-A-011.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven Bumgarner, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Vicki S. Steed** hereinafter referred to as 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 Townhome 11 on the plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven Bumgarner by quitclaim deed from Jean Gray Bumgarner of record in Instrument #2000 020800 12752 and by quitclaim deed of record in Book 2000 020800 12752 and by deed of record in Book 11458, page 570, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/20/01 09:13 2pgs
Fees:13.00 Taxes:365.93
20010820-0089382

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4729, page 687 and Book 4889, page 905, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5394, page 243, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 353 Huntington Ridge Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 14th day of August, 2001.

Steven Bumgarner

Steven Bumgarner

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 Steven Bumgarner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2001.

Notary Public

11-18-01
My Commission Expires

NOTARY PUBLIC AT LARGE

03690-BP