Prepared by:
Charles E. Reed
Attorney at Law
1930 Ransom Drive
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 09/12/01 15:13 2pgs
Fees:13.00 Taxes:360.81
20010912-0099592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $97,515.00

Affiant

Subscribed and sworn to before me, this 10th day of September, 2001

Notary Public
My commission expires: 03/18/2002

NOTARY PUBLIC AT LARGE

Address of New Owner:
Marc A. Kunkel
106 Rolynn Drive
Nashville, TN 37210

Send Tax Bills to:
SAME

Map/Group/Parcel
119/10/0/067.00

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Johnny Bolton, a married person, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Marc A. Kunkel and wife, Peggy A. Kunkel, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hidden Acres, First Addition, of record in Book 2083, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Johnny Bolton by Quitclaim Deed from Terra Firma Properties, dated August 15, 2001, of record as Instrument 20010820-0089572, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2001 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the Plan of Hidden Acres, First Addition, of record in Book 2083, page 32, Register's Office for Davidson County, Tennessee.
3. All matters appearing of record in the Register's Office for Davidson County, Tennessee.

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. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, 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.

This property is improved property known as: 106 Rolynn Drive, Nashville, TN 37210.

This is investment property and is not, and has never been, the residence of Grantor or of any spouse of Grantor.

WITNESS my hand this 10th day of September, 2001.

Johnny Bolton

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 Johnny Bolton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of September, 2001.

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Notary Public

My Commission expires: 03/18/2002