THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18396**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 9th day of NOVEMBER, 2001. Notary Public My Commission Expires:

My Comm. Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Judith Needham, Trustee 9690 Deereco Road, #700 Timonium, MD 21093	NEW OWNER	MAP 130-2 PAR 39 FB 07DZ 30045

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GENE C. KOONCE AND WIFE, BETTYE D. KOONCE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JUDITH NEEDHAM, TRUSTEE OF THE GEORGE L. BUNTING, JR. 1990 DECENDANTS' TRUST FUND "A" DATED APRIL 21, 1990 ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 104 Windsor Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of NOVEMBER, 2001.

GENE C. KOONCE

BETTYE D. KOONCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GENE C. KOONCE AND WIFE, BETTYE D. KOONCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of NOVEMBER, 2001.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 11/14/01 12:27 2pgs
Fees:13.00 Taxes:1628.00

20011114-0124954

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bransford Realty Company's Subdivision of Lots 156, 157 and 158 in Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, page 156, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gene C. Koonce and wife, Bettye D. Koonce by deed from Katharine F. Crosthwait, unmarried of record in Book 5363, page 481, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 421, page 156, said Register's Office.