39-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of May, 2002.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BATEMAN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 05/20/02 13:29 2pgs
Fees:13.00 Taxes:925.00
20020520-0061403

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lisa L. Bradford
1301 Fort Sumter
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
~~NEW OWNER~~
Chase Manhattan Mort.
11495 N. Penn. St, Ste 201
Carmel, ID 46032

MAP-PARCEL NUMBERS:
Map/Parcel: 171-030-A- 167.00 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, **David W. Muntsinger and wife, Jana F. Muntsinger** hereinafter referred to as Grantors, hereby transfers and conveys to **Lisa L. Bradford** 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 Lot No. 68 on the Plan of Section 6B, Fredericksburg, of record in Book 7900, Page 509, amended in Book 9700, Page 151, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Muntsinger and wife, Jana F. Muntsinger by Warranty Deed from Radnor Homes, Inc. of record in Book 10590, Page 884, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 509, and amended in Book 9700, Page 151, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843, and Book 10694, Page 541, Register's Office for Davidson County, Tennessee.

Subject to an Easement of record in Book 7993, Page 269, and Book 7851, Page 712, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8920, Page 45; Book 10694, Page 539; Book 10126, Page 486 and Book 10275, Page 959, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8920, Page 40, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 9443, Page 538; Book 7900,Page 87; Book 9698, Pages 81 and 124, Register's Office for Davidson County, Tennessee.

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

Any matters that would be revealed by an accurate survey.

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

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

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, 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 1301 Fort Sumter, Brentwood, Tennessee 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 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 17th day of May, 2002.

David W. Muntsinger

Jana F. Muntsinger

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 David W. Muntsinger and wife, and Jana F. Muntsinger, 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 17th day of May, 2002.

Notary Public

My Commission Expires: 11/22/05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

05122-BP