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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 08/30/02 07:40 2pgs Fees:13.00 Taxes:551.30 20020830-0105018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $149,000.00. **Affiant** Subscribed and sworn to before me, this 26th day of August, 2002. Notary Public My Commission Expires: 01/25/06

Address New Owner As Follows:
David F. Ufnar and
Jennifer A. Ufnar
328 Cross Timbers Drive
Nashville, TN 37221

Send Tax Bills To:
SunTrust Bank
P.O. Box 57028
Irvine, CA 92619-7028

Map-Parcel Number:
128-14-85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 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, **VIRGINIA BRADLEY, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **DAVID F. UFNAR AND WIFE, JENNIFER A. UFNAR**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Section Two, Harpeth Park, of record in Book 3700, page 58, and as corrected by Surveyor's Certificate of Correction of record in Book 4226, page 614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Virginia Bradley, a married woman by deed from Allen Zang and wife, Nancy J. Zang, of record in Book 9299, page 573, Register's Office for Davidson County, Tennessee. The said Virginia Bradley having since divorced.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 3700, page 58, and as corrected by Surveyor's Certificate of Correction of record in Book 4226, page 614, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants recorded in Book 3990, Page 68, Register's Office for Davidson County, Tennessee.

This is improved property known as 328 Cross Timbers Drive, Nashville, TN 37221.

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 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 26th day of August, 2002.

Virginia Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VIRGINIA BRADLEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of August, 2002.

Notary Public

My Commission Expires: 10/25/03