Box 17

WARRANTY DEED

#1980-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Joe Warner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 2002

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/11/02 08:44 2pgs
Fees:13.00 Taxes:925.00

20021011-0124782

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Joseph B. Warner (NAME)	Bank of America (NAME)	MAP 104-05-0
3612 Westbrook Avenue (ADDRESS)	200 S. College Street (ADDRESS)	PARCEL 222.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (CITY) (STATE) (ZIP)	[FB #26W-00065]

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles E. Bundy and Mary Beth Felts-Bundy, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph B. Warner and Cynthia B. Warner, husband and wife

HEREINAFTER CALLED THE 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. 498 and the easterly 17.5 feet front and 14.5 feet rear of Lot No. 497 on the Plan of Richland Realty Co.'s Division "C", as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot and part of said Lot adjoin and front together 77.5 feet on the northerly side of Westbrook Avenue and extends back between lines 229-1/2 feet, more or less, on the easterly line and Lot No. 498 and 222 feet, more or less, on the westerly line of part of Lot No. 497 to an alley in the rear on which it measures 64.5 feet thereon.

BEING the same property conveyed to Charles E. Bundy, a single person, by Warranty Deed dated June 18, 1981, from Russell Wolfe and wife, Pamela Jean Wolfe, of record in Book 5763, Page 731, Register's Office for Davidson County, Tennessee. The said Charles E. Bundy having since married.

MARY Beth Felts-Bundy, spouse of the above named Charles E. Bundy, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3612 Westbrook Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 9th day of October, 2002

Charles E Bundy
Charles E. Bundy

Mary Beth Felts-Bundy
Mary Beth Felts-Bundy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Bundy and Mary Beth Felts-Bundy, husband and wife

the bargainor s, 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 and official seal at NASHVILLE, Tennessee, this 9th day of October, 2002

Commission expires 12-12-04

Notary Public

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.