STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of December, 2002.

Notary Public

My Commission Expires:_____

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/03 10:49 2pgs
Fees:13.00 Taxes:555.00
20030102-0000234

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Belinda F. Sutton
127 Villa View
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane, Suite 100
Virginia Beach, Virginia 23462

MAP-PARCEL NUMBERS:
Map 172-02-A, Parcel 22

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, **William H. Runions, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Belinda F. Sutton, unmarried,** hereinafter referred to as Grantee, her 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 Unit No. 22, on the Condominium Site Plan of Brentwood Villa, Phase I, of record in Book 6900, pages 4 & 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to William H. Runions, by Warranty Deed from James Buffkin and wife, Heather Buffkin, of record in Book 10574, page 61, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 127 Villa View Court, 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 30th day of December, 2002.

X William H Runions

William H. Runions

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 William H. Runions, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2002.

Notary Public

My Commission Expires: _____