39-B

File #200320032	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2003. Notary Public MY COMMISSION EXPIRES: ~~10/23/05~~ 7-30-05 (APEX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Rencher	SAME	Map: 117-11-B-123
(NAME) 3600 Hillsboro Road, Unit H-12	(NAME)	Parcel:
(ADDRESS) Nashville TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, BRYAN HUNZIKER AND WIFE, DIANNE HUNZIKER, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JEFFREY C. RENCHER, UNMARRIED, 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 all of Unit No. H-12, on the Plan of Villager East Condominium Apartments, as shown by plat appearing of record in Plat Book 5200, Page 178, as amended in Plat Book 5200, Page 235, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Bryan Hunziker and wife, Dianne Hunziker by Warrrany Deed of record in Instrument No. 20010302-0019901, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 3843, page 131, and Book 4120, page 522; Master Deed for Villager East Condominium Apartments of record in Book 5457, page 298, as Corrected in Book 5553, page 336; By-Laws of record in Book 5457, page 338; Charter of Homeowners' Association of record in Book 5450, page 744; Sanitary Sewer and Storm Drainage Easement of record in Book 4110, page 245; and, any and all matters as shown on plat of record in Plat Book 5200, Page 178, as amended in Plat Book 5200, Page 235; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 3600 Hillsboro Road, Unit H-12, Nashville, TN 37215
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their 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 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 hands this 14th day of February, 2003.

Bryan Hunziker

Dianne Hunziker

Davidson County DEEDWARR
Recvd: 02/18/03 14:04 2pgs
Fees:13.00 Taxes:220.15
20030218-0020931

STATE OF Tennessee

COUNTY OF Williamson

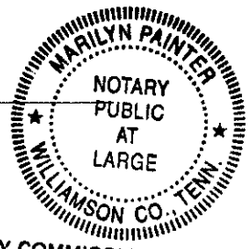
Before me, the undersigned Notary Public, personally appeared Bryan Hunziker and wife, Dianne Hunziker who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of February, 2003.

Marilyn Painter

Notary Public

My Commission Expires: _____



(SEAL)

MY COMMISSION EXPIRES
FEBRUARY 13, 2005

Mail After Recording To:

Southern Title Services, LLC
198 East Main Street, Suite 201
Franklin, TN 37064