THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 15028B

MAP/GROUP/PARCEL:
26-6-A/006.00

NEW OWNER'S NAME AND ADDRESS:
STEVEN W. BRUNER
212 WYNDOM COURT
GOODLETTSVILLE, TENNESSEE 37072

Davidson County DEEDWARR
Recvd: 04/04/03 14:32 2pgs
Fees:13.00 Taxes:567.95
20030404-0044964

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MARY KENDALL WELCH and NEWTON G. WELCH III, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto STEVEN W. BRUNER, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 6, on the Plan of The Townhomes at Windsor Green, Phase 1, as shown on plat of record in Plat Book 8250, Page 995, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is commonly known as 212 WYNDOM COURT, GOODLETTSVILLE, TN 37072.
>
> BEING the same property conveyed to Mary Kendall McCormick herein by deed of record in Instrument No. 20020109-0003535, Register's Office for DAVIDSON County, Tennessee. Newton G. Welch III joins in the conveyance for the purpose of conveying any interest, marital or otherwise, he may have in said property. Mary Kendall McCormick and Mary Kendall Welch are one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MARY KENDALL WELCH

NEWTON G. WELCH, III

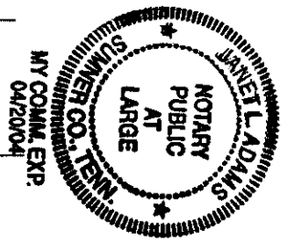
STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MARY KENDALL WELCH AND NEWTON G. WELCH, III, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 28TH day of MARCH, 2003.

NOTARY PUBLIC

My Commission Expires:
4-20-07



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $153,500.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of MARCH, 2003.

NOTARY PUBLIC

My Commission Expires:
4-20-07

