Box 316 For B&B

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mark Joseph Brunn and Wendy M. Brunn 4306 Lone Oak Road Nashville, TN 37215	**Map 131-03-0 Parcel 213 & 214**	**SAME**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 05/01/03 12:52 3pgs
Fees:18.00 Taxes:4440.00
20030501-0058208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **D. Mark Simmons and wife, Martha D. Simmons** (collectively the "Grantors") have bargained and sold, and by these presents transfer and convey to **Mark Joseph Brunn and wife, Wendy M. Brunn** (collectively the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Property taxes for 2003 prorated at closing and assumed by Grantee.

2. All matters on the plans of record in Book 421, pages 118 and 119 and Book 3300, page 67, said Register's Office.

This is improved property, known as **4306 Lone Oak Road, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00**.

David A. Wilson
Affiant

Subscribed and sworn to before me this 17th day of April, 2003.

Notary Public
My Commission Expires: 9-24-05

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of April, 2003.

D. Mark Simmons

Martha D. Simmons

Martha D. Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CAROL A. WILSON, the undersigned, a Notary Public in and for said County and State, the within named **D. Mark Simmons and wife, Martha D. Simmons**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the April day of April.

Carol A. Wilson

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
7-24-04

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, Being parts of Lots Nos. 61 and 62 on the Plan of George W. Blairs' Revised Subdivision of Belmont Park Place, of record in Book 421, pages 118 and 119, Register's Office, Davidson County, Tennessee, and being a tract of land including "Ira Adams Property" and Lot No. 1 on the Plan of Lone Oak Court, of record in Book 3300, page 67, Register's Office, Davidson County, Tennessee; also being all the property as described in Book 4614, page 927, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection made by John Kohl & Company, P.C., 400 7th Avenue South, Nashville, Tennessee 37203, License No. 100, dated April 24, 1992, as follows:

Beginning at a point in the center line of Lone Oak Road, said point being the southwest corner of Lot No. 1 on the Plan of Lone Oak Court; thence in a northerly direction along said center line 80.86 feet to the northwest corner of Lot No. 1, thence continuing northerly 212.56 feet to a point; thence S 80° 05' E, 394' to a point; thence S 21° 47' W, 216.44' to the northeast corner of Lot No. 1; thence S 21° 47' W, 62.35' to a point; thence S 57° 50' W, 54.35 ' to a point; thence N 76° 21': W, 277.6' to the point of beginning.

Being the same property conveyed to D. Mark Simmons and wife, Martha D. Simmons, by deed from Robert G. Middleton and wife, Lisa A. Middleton of record in Book 9712, page 771, Register's Office or Davidson County.