Box 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 06/02/03 08:50 2pgs Fees:13.00 Taxes:3089.50 20030602-0074321	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $835,000.00. **Affiant** Subscribed and sworn to before me, this 28th day of May, 2003. Notary Public My Commission Expires: 3/31/07

Address New Owner As Follows:
David T. Vandewater and
Phyllis B. Vandewater
425 Jackson Blvd.
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

Map-Parcel Number
130-3-123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN BRUNO, III AND WIFE, EMILY G. BRUNO**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID T. VANDEWATER AND WIFE, PHYLLIS B. VANDEWATER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Final Plat of John Bruno Subdivision, as of record in Book 8250, page 956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to John Bruno, III and wife, Emily G. Bruno by deed from Alfred Lyle Starr, Elizabeth Starr Joseph, Peter Michael Lyle Starr and Katherine Starr Kaiser, of record in Book 5905, page 571, Register's Office for Davidson County, Tennessee.

A new legal description was prepared for this transaction.

This conveyance is made subject to:

1. 2003 City of Belle Meade and Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2900, page 137, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 8250, page 956, Register's Office for Davidson County, Tennessee.

4. Easements for water mains as set out in instruments of record in Book 613, page 404 and Book 924, page 24, Register's Office for Davidson County, Tennessee.

5. Easement for use of a septic tank of record in Book 3254, page 115, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 2 John Bruno Subdivision, Westview Avenue, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS our hands this 20th day of May, 2003.

John Bruno III
John Bruno, III

Emily G. Bruno
Emily G. Bruno

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BRUNO, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 2003.

Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EMILY G. BRUNO**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of May, 2003.

Notary Public

My Commission Expires: 10/25/03