PREPARED BY (AND RETURN TO):

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FILE BOX 8

W & I Ref:(GJ) Title No: 45092
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Bond Wanda Bond 5659 Oakes Drive Brentwood, Tennessee 37027	Franklin American Mortgage Corporation 501 Corporate Centre Drive Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 160-14-A-007

Davidson County DEEDWARR
Recvd: 10/08/03 10:15 2pgs
Fees:13.00 Taxes:551.20

20031008-0149206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$176,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terra A. Bruner**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Bond and spouse, Wanda Bond** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 7, Revised Plan of Building Sites No. 7 and 8 of Highland Courts, Highlands of Brentwood, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, page 101, as amended in Book 5190, page 188, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Together with as an appertenance and subject to that certain easement for access as shown in Plat Book 4860, page 101, said Register's Office, as amended in Plat Book 5190, page 188.said Register's Office.

Being the same property conveyed to Terra A. Bruner, an unmarried woman, by deed from Judy L. Grenley of record in Instrument No. 20001204-0118468 Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4860, Page 101, said Register's Office, which Plan shows a 30 foot minimum building set back line from the westerly line together with a designated building site and a 10 foot easement for public utility purposes along the southerly and easterly lines of said lot, and a 5 foot easement for walkway along the easterly half of the northerly line, and to an access easement known as Court "B" as shown on said plan and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5024, page 549, Book 5024, page 557, Book 8287 page 313, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 5659 Oakes Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of October, 2003.

Terra A. Bruner

State of TENNESSEE
County of DAVIDSON

On this 3rd day of October, 2003 , before me the undersigned authority, personally appeared Terra A. Bruner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 29, 2005

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $176,000.00

Affiant

Sworn and subscribed before me this the 3rd day of October, 2003

Notary Public

My Commission Expires: 3/31/07

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.