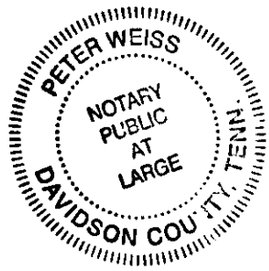
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 19B
03-11-033-W

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,500.00.

Sandra S. Schwarz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/31/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Quint and Sherri L. Quint	WASHINGTON MUTUAL BANK	Map 172-14A-0
(NAME) 1209 Wexford Downs Lane	(NAME) P.O. Box 60800	Parcel 068.00 CO
(ADDRESS) Nahsville TN 37211	(ADDRESS) Los Angeles, VA 90060-0800	
(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, **COREY BUNCH AND SOPHIA YOUNG-BUNCH, HUSBAND AND WIFE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL L. QUINT AND SHERRI L. QUINT, HUSBAND AND WIFE,** 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 Lot No. 15, on the Plan of Section Two, Wexford Downs, as shown by plat appearing of record in Plat Book 9700, Page 593-594, 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 Corey Bunch and Sophia Young-Bunch, husband and wife by Warranty Deed dated December 4, 2000 of record in Instrument No. 20001206-0120055, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 10292, Page 51, amended in Book 10792, Page 822 and in Instrument No. 20000810-0079498; Charter of Homeowners' Association of record in Book 10500, Page 444; Articles of Incorporation of record in Book 10085, Page 930; Deeds of conveyance of record in Book 11201, Page 766, Book 11444, Page 149 and Book 11444, Page 177; Planned Unit Development Boundary of record in Book 9700, Page 221; Dedication of Common Area to Wexford Downs Homeowners' Association of record in Book 10937, Page 791; Easement of record in Book 10359, Page 615; any and all matters shown on plat of record in Plat Book 9700, Page 593-594; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1209 Wexford Downs Lane, Nahsville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 01/02/04 08:23 2pgs
Fees:13.00 Taxes:952.75



20040102-0000040

Witness our hands this 15th day of December, 2003.

Corey Bunch

Sophia Young-Bunch

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Corey Bunch and Sophia Young-Bunch, husband and wife who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of December, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

Prepared By:

[redacted]

David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076