STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,950.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of January, 2004.

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/20/04 11:06 2pgs
Fees:13.00 Taxes:321.72
20040120-0007352

ADDRESS NEW OWNER(S) AS FOLLOWS:
Dieter R. Instinski
112 McMurray Circle
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER 543 Bonerwood Drive
Nashville, TN 37211

MAP-PARCEL NUMBERS:
147-16-A-12

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael J. Caprera, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Dieter R. Instinski** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit No. 12 on the Plan of McMurray Court, a de Minimus Planned Unit Development, of record in Plat Book 6250, page 230, as amended in Book 6606, page 144, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Michael J. Caprera, unmarried, by Deed from Constance P. Cathey, unmarried of record in Book 11608, page 46, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6250, Page 230, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1323, Page 129, as made applicable in Book 1340, page 414, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6446, Page 539, as amended in Book 6481, page 849, Book 7325, page 261, Book 7338, page 23, and in Book 8631, page 850, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6450, page 955, Register's Office for Davidson County, Tennessee.

Charter of McMurray Court Home Owners Association, Inc. of record in Book 6468, page 196, as amended in Book 7529, page 439, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas to McMurray Court Homeowners Association, Inc. of record in Book 6481, page 851, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2004, a lien not yet due and payable.

This is improved property known as 112 McMurray Circle, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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.

Witness my hand this 16th day of January, 2004.

Michael Caprera

Michael J. Caprera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Caprera, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 2004.

Notary Public

My Commission Expires: 11-22-05

D. R. BARRETT, JR NOTARY PUBLIC WILLIAMSON COUNTY, TN

09895-BP