THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22256-01-2004** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me this 28th day of January, 2004. Notary Public My Commission Expires:

Return to: ~~CONSUMER TRUST TITLE & ESCROW LLC~~
219 WARD CIRCE, STE 3
BRENTWOOD, TN 37027

WARRANTY DEED

Address New Owner: Louis A. Brunsting III Karyn S. Brunsting 1316 Hildreath Drive Nashville, TN 37215	**Send Tax Bills To:** Same as New Owner	**Tax Information:** Map No.131-04-0 Parcel No. 087.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Felix G. Woods and wife, Linda S. Woods**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louis A. Brunsting, III and wife, Karyn S. Brunsting** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1316 Hildreath Drive, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of January, 2004.

Felix G. Woods

Linda S. Woods

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Felix G. Woods and Linda S. Woods**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2004.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 02/03/04 11:25 2pgs
Fees:13.00 Taxes:1313.50
20040203-0012951

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Seven Hills, Section 8, as of record in Plat Book 3300, page 14 as amended in Book 3890, Page 396, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Felix G. Woods and wife, Linda S. Woods by deed dated August 20, 1979 from George R. McIntosh and wife, Martha P. McIntosh of record in Book 5487, Page 680 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantees;
2) All matters appearing on the Plan of record in Plat Book 3300, page 14 as amended in Book 3890, Page 396, Register's Office for Davidson County, Tennessee.