STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of January, 2004.

Notary Public

My Commission Expires: 11.22.05

WARRANTY DEED

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

DONALD R. BARRETT, JR. NOTARY PUBLIC LARGE WILLIAMSON COUNTY TN

Davidson County DEEDWARR
Recvd: 02/03/04 15:48 2pgs
Fees:13.00 Taxes:919.45
20040203-0013217

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jimmy Dunn, Sr. and wife Ellen W. Dunn
5236 Almadale Circle
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 171-040-A-025.00CO

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, **Marc D. Antoni, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Jimmy Dunn, Sr. and wife, Ellen W. Dunn** 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:

LAND in Davidson County, Tennessee, being LOT 25, on the plan of Section One, Brownstone, of record in Book 9700, Page 496 and 497, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marc D. Antoni, an unmarried man by Warranty Deed from Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership, of record at Instrument No. 20011004-0107647, Register's Office for Davidson County, Tennessee, dated September 28, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 496 & 497, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10658, Page 952; Boo 11276, Page 618, Instrument No. 2001 011800 05696, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 10659, Page 15, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument No. 2001 071900 76872, 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 and/or City taxes for the year 2004, a lien not yet due and payable.

This is improved property known as 5236 Almadale Circle, 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 **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 29th day of January, 2004.

Marc D. Antoni

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 Marc D. Antoni, 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 29th day of January, 2004.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR
NOTARY PUBLIC
WILLIAMSON COUNTY TN

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