ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Sharon C. Hurt	Union Planters Bank, National Association	
2077 Stanford Village Drive Antioch, TN 37013	7130 Goodlett Farms Parkway Cordova, TN 38016	MAP and PARCEL 173-11 A 53

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jim Bernstorf and Brenda Bernstorf, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sharon C. Hurt and husband, John E. Hurt,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Stanford Village, Section Two, a Planned Unit Development, of record in Instrument No. 200102260017614, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jim Bernstorf and wife, Brenda Bernstorf, by Warranty Deed dated August 28, 2001, from Beazer Homes Corp., a Tennessee corporation, of record in Instrument no. 20010905-0096052, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2077 Stanford Village Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being assumed by the Grantees; (2) The Plan of Record in Instrument No. 20010226-0017614, said Register's office and all matters therein; (3) Declaration of Covenants, Conditions, and Restrictions, of record in Insrument No. 200002030011283, said Register's office, as amended in Instrument No. 200002280019107, 200003010020280, and 20010319-0026310, and 20020123-0009420, said Register's Office; (4) By-Laws of record in Instrument No. 200002170016311, said Regiseter's Office; (5) Charter of record in Instrument No. 200002170016310, said Register's Office; (6) Temporary easements for ingress and egress of record in Book 11263, Pages 521, and 506, said Register's Office; (7) Right of Way granted to Davidson County of record in Book 2739, Page 637, and Book 2740, Page 181, said Register's Office; (8) Transmission line easement of record in Book 2590, Page 545, as partially released in Book 11208, ,Page 14, said Register's Office; (10) Sanitary Sewer and/or Storm Drainage of record in Book 9466, Page 794, and Book 11517, Page 992, said Register's OFfice; (11) Right of Way Agreement of record in Book 4218, Page 425 and Book 4229, Page 43 as partially released in Book 11208, Page 14, said Register's Office; (12) Agreement regarding use of property for flood plain calculations of record in Book 11493, Page 254, said Register's Office; (13) Right of Way Easement of record in Book 11263, Page 503, said Register's Office; (14) BellSouth Easement of record in Book 20010329-0030191, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/25/04 10:07 2pgs
Fees:13.00 Taxes:591.63
20040325-0033712

[**STATE OF TENNESSEE**]
[**COUNTY OF DAVIDSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $159,900.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 24th day of March, 2004.]
[ ]
[My Commission Expires: 1/28/2006 Notary Public]

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **March, 2004**.

Jim Bernstorf

Brenda Bernstorf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jim Bernstorf and Brenda Bernstorf, husband and wife** , with whom I am personally acquainted, or who 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 and official seal at office this **24th** day of **March, 2004**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

File No. 0403-037.WD