THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18178G

MAP/GROUP/PARCEL: 117-2/67

Davidson County DEEDWARR
Recvd: 06/14/04 14:36 2pgs
Fees:13.00 Taxes:1000.85
20040614-0070018

NEW OWNER'S NAME AND ADDRESS:
Brandt F. Eichman and Jessica Eichman
3005 New Natchez Trace
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Nathan K. Bruns and Brittany J. Bruns, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto Brandt F. Eichman and Jessica Eichman, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3, on the plan of Walter Stokes, a Development of Stokes Tract, as shown on the plat of record in Plat Book 974, page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property commonly known as 3005 New Natchez Trace, Nashville, TN 37215.
>
> BEING the same property conveyed to Grantors herein by deed of record in Instrument 20010314-0024547, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Nathan K. Bruns

Brittany J. Bruns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Nathan K. Bruns and Brittany J. Bruns, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 9th day of June 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $270,500.00.

AFFIANT

Sworn to and subscribed before me, this the 9th day of June 2004.

NOTARY PUBLIC

JUDITH KAY ADKINS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN