Ther Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 08/05/04 14:38 3pgs
Fees:18.00 Taxes:318.20
20040805-0094437

ADDRESS NEW OWNER:
Kiranjeet K. McMurtry
310 Rachels Court East
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
AMERICA'S WHOLESALE LENDER
P.O. BOX 660694
DALLAS, TX, 75266-0694

MAP **075-07-0**
GROUP
PARCEL **286.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donna M. Bruno, married** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Kiranjeet K. McMurtry**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10-A on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20, & 21, Rachel's Square, Section One as of record in Plat Book 5200, page 622 and amended in Plat Book 6250, page 339, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donna M. Bruno, married by deed from George L. Thomas, III and wife, Dora P. Thomas dated May 21, 2001, of record in Instrument No. 20010531-0056350, Register's Office for Davidson County, Tennessee. Gene F. Bruno, husband of Donna M. Bruno, joins in ther conveyance to convey any marital interest he may have in said property.

Ther is improved property known as 310 Rachels Court East, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. Ther conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. Ther conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2004, a lien not yet due and payable. Map 075-07-0, Parcel 286.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2004 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 6519, page 512 and Book 6619, page 777, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 5200, page 622, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat.; health department rules and regulations.. Reference is here made to said Plat for a complete depiction of all matters thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand ther the 23rd day of July, 2004.

Donna M. Bruno

Gene F. Bruno

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donna M. Bruno and husband, Gene F. Bruno**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office ther 23rd day of July, 2004.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for ther transfer is $86,000.00.

AFFIANT

Subscribed and sworn to before me on ther 23rd day of July, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Aug 20 04.
Deputy Register

NO
My