WARRANTY DEED

B-CBB-04-0909

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos A. Bujanos	Capital Bank & Trust Company	
909 Weeping Willow Way (ADDRESS)	1820 West End Ave. (NAME) (ADDRESS)	33-6-34
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHELLY WENNER,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLOS A. BUJANOS AND RUTH M. RE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Willow Village, First Revision, of record in Plat Book 9700, Page 726, Revised in Instrument Number 20000706-0067000, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shelly S. Binkley, a single woman, by Deed dated February 16, 2001 and filed for record on February 21, 2001 in Instrument Number 20010221-0015986, Register's Office for Davidson County, Tennessee. (The said Shelly S. Binkley is now known as Shelly S. Wenner). The husband of Mrs. Wenner, Craig Wenner, has never resided at the property, and it is not the marital residence of Craig and Shelly Wenner.

Sanitary Sewer/Storm Drainage Easements of record in Deed Book 7385, Page 5 and Book 7573, Page 216, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Notice of Completion filed for record in Instrument Number 20000210-0013621, in the Register's Office for Davidson, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 909 Weeping Willow Way, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 13th day of August, 2004.

Shelly B Wenner
Shelly Wenner

Davidson County DEEDWARR
Recvd: 08/20/04 14:12 2pgs
Fees:13.00 Taxes:455.10

20040820-0101033

STATE OF Tennessee
COUNTY OF Davidson

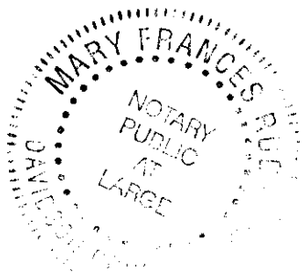
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Craig Wenner and Shelly Wenner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 13th day of August, 2004.

Mary Frances Bragg
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903