Box 56

WARRANTY DEED

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. Expires 04/21/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2004.

Rachael A. Alexander
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4213

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Gunther	William E. Gunther	160-14-0-C-053.00co
(NAME) 753 Fox Ridge Dr.	(NAME) 753 Fox Ridge Dr.	
(ADDRESS) Brentwood, TN	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eric L. Sinclair Jr, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Gunther and wife Jayne L. Gunther, HEREINAFTER CALLED THE 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 753 on the Plan of Brentwood Trace Condominiums, Section II, as of record in Plat Book 5200, Page 376 and 377, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric L. Sinclair, Jr. by Warranty Deed from Adrianne M. Specker, M.D., unmarried, dated June 12, 2002, of record in Instrument No. 20020712-0084117, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 753 Fox Ridge Dr., Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 17th day of August, 2004.

Eric L. Sinclair Jr. by
Eric L. Sinclair Jr Sharon F. Bufford
By Sharon F. Bufford, Attorney in Fact
attorney in fact

Davidson County DEEDWARR
Recvd: 08/23/04 08:03 2pgs
Fees:13.00 Taxes:373.70

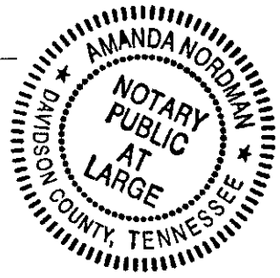
20040823-0101260

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sharon F Bufford, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Eric L Sinclair, Jr, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Eric L Sinclair, Jr. Witness my hand and Notarial Seal this ~~10th~~ 17th day of August, 2004.

Amanda Nordman
Notary Public

My Commission Expires: 1/29/05



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027