Box 44 CL

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $463,500.00. Affiant Subscribed and sworn to before me, this 24th day of August, 2004. Notary Public My Commission Expires:

GEORGE V. CRAWFORD JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows: Jeffrey W. Buntin and Varina F. Buntin 2158 Golf Club Lane Nashville, TN 37215	Send Tax Bills To: Same as New Owner	Map-Parcel Number: 117-7A-148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE R. AHERN, III AND WIFE, KAREN COLE AHERN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEFFREY W. BUNTIN AND WIFE, VARINA F. BUNTIN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain building site identified as Parcel No. 148, as shown the Plan of Gloucester Square, of record in Book 4460, page 50, said Register's Office, to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to Lawrence R. Ahern, III by deed from Mary B. King, of record in Book 8006, page 1, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Karen Cole Ahern, an undivided one-half (1/2) interest by deed from Lawrence R. Ahern, III, of record in Book 8381, page 572, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Davidson County DEEDWARR
Recvd: 08/25/04 12:13 2pgs
Fees:13.00 Taxes:1714.95
20040825-0102827

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4460, page 50, Register's Office for Davidson County, Tennessee.

3. Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4548, page 217, as amended in Book 5915, page 274, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 2158 Golf Club Lane, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 24th day of August, 2004.

Lawrence R. Ahern, III

Karen Cole Ahern

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAWRENCE R. AHERN, III AND WIFE, KAREN COLE AHERN**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007