Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WENDY L. LOCKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Lisa Groom
Affiant

Subscribed and sworn to before me, this 30th day of September, 2004.

Wendy L Locke
Notary Public
My commission expires ~~11/27/06~~ 6-9-07

06-0409-71423

Address of New Owner:	Send Tax Bills to:	Tax Information
Ricky Eugene Bunch 4240 New Hope Meadows Hermitage TN 37076	Same	87-02-0-011

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew T. Litton and wife, Kristen L. Litton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ricky Eugene Bunch and wife, Linda Moore Bunch, hereinafter called the Grantees, their successors 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 NO. 17, New Hope Meadows, Phase 1, First Revision, of record in Book 6900, Page 653, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew T. Litton and wife, Kristen L. Litton by deed from William David Turner, a single person, of record in Instrument NO. 20030814-0116945, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4240 New Hope Meadows, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 10/07/04 11:05 2pgs
Fees:13.00 Taxes:610.50
20041007-0121183

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 30th day of September, 2004.

Matthew T. Litton

Kristen L. Litton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew T. Litton and Kristen L. Litton, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of September, 2004.

Kathleen A. Tomlinson
State of Tennessee at Large

KATHLEEN A TOMLINSON
NOTARY PUBLIC AT LARGE
TENN

My Commission expires