This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-655696**

Davidson County DEEDWARR
Recvd: 11/16/04 14:03 3pgs
Fees:18.00 Taxes:471.75

20041116-0137596

WARRANTY DEED

THIS INDENTURE, made and entered into this **November 1, 2004**, by and between **Robert L. Bunting and Dorothy L. Bunting, husband and wife**, parties of the first part, and **Curtis Ross Lindsey and Amy Marie Lindsey**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 296, HICKORY WOODS ESTATES, SECTION C, as shown on plat of record in Plat Book 6900, Pages 884, 885, 886 and 887, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert L. Bunting and wife, Dorothy L. Bunting by deed dated June 4, 1999 and recorded June 7, 1999 in Book 11515, page 495, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

Parcel ID # **176-05-0-A 075.00 CO**

X Improved OR
Unimproved property located at: **6612 Shadyview Dr., Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

8. That, there are no matters pending against Affiant that could give rise to a lien that would attach to the property between the disbursing of funds and the recording of the interest to be insured, and that Affiant has not and will not execute any instrument that would adversely affect the title to or interest to be insured.

9. That all association dues in connection with the above described unit/lot (including Homeowner's Association dues and/or Condominium Association dues), if applicable, are current as of the date of this affidavit and affiant has received no notice of any impending or future special assessments from said association.

Affiant makes this Affidavit for the purpose of inducing **First American Title Insurance Company** to issue its Policy or Policies of Title Insurance in connection with the above referenced transaction(s).

Robert L. Bunting

Dorothy L. Bunting

State of **Tennessee**

County of **Williamson**

Sworn To, Subscribed and Acknowledged before me on , by **Robert L. Bunting and Dorothy L. Bunting, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

Notary Print Name

My Commission Expires: 5-27-07

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$127,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **November 1, 2004.**

Notary Public

My Commission Expires: 9-17-2005

