THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File #23726-12-2004**	The actual consideration or value, whichever is greater, for this transfer is: $300,000.00 Affiant Subscribed and sworn to before me this 10th day of December, 2004. Notary Public My Commission Expires: 1-26-07
Record & Return To: BOX 50-H PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William E. Brunner 1722 Warfield Drive Nashville, TN 37215	Countrywide Hm Loans P.O. Box 10212 Van Nuys, CA 91410	Map No.131.03-0- Parcel No. 166.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nan Allen Allison, Executrix of the Estate of Margaret M. Allison, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William E. Brunner and wife, Lynn C. Brunner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1722 Warfield Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of December, 2004.

Nan Allen Allison, Executrix

Nan Allen Allison, Executrix

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nan Allen Allison Executrix of the Estate of Margaret M. Allison, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 12/13/04 11:41 2pgs
Fees:13.00 Taxes:1110.00

20041213-0147771

EXHIBIT "A"

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 18 on the Map of the Neil Hunt Subdivision, as of record in Book 974, page 19, of the Register's Office for said County.

Said Lot No. 18 fronts 75.15 feet on the northerly side of Warfield Avenue and runs back between lines 241.65 feet on the westerly line and 247.2 feet on the easterly line to a dead line on which it measures 75 feet.

TRACT II:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A strip seventy-five (75) feet in width and ten (10) feet at the south and, tapering to approximately four (4) feet at the north end, or that portion lying beyond the fence or row of trees at the rear of Lot 20 on the Map of Neil Hunt Subdivision.

TRACT III:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A strip beginning at the southwesterly corner of Tract I at the northerly margin of Warfield Avenue; thence northerly 91.65 feet with the westerly line of Tract I to a point, thence westerly 10 feet, being the southerly line of Tract II; thence southerly approximately 92 feet to the northerly margin of Warfield Avenue, said line being the new dividing line between subject property and Lot No. 21 on the Map of Neil Hunt Subdivision, thence along the northerly margin of Warfield Avenue 20 feet to the point of beginning.

Being the same property conveyed to J. Richard Allison and wife, Margaret M. Allison by deed dated, December 20, 1984 from Buford B. Higgs, as the heir-at-law of Robert Roy Higgs and wife, Eunice Bell Higgs and Mildred D. Higgs, wife of Buford Higgs, of record in Book 6463, page 392, Register's Office for Davidson County, Tennessee. J. Richard Allison and wife, Margaret M. Allison having since died, J. Richard Allison having predeceased Margaret M. Allison who died 12/20/03. Letters Testamentary were issued to Nan Allen Allison as Executrix of the Estate of Margaret M. Allison, Deceased, Probate Docket No. 04P36, office of the Davidson County Probate Clerk, and the Will directed that all real property be treated as personalty for administrative purposes.

This conveyance is made subject to:

1. 2004 City/County Taxes which have paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4211, page 151, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 974, page 19, Register's Office for Davidson County, Tennessee.