Davidson County DEEDWARR
Recvd: 03/02/05 14:05 3 pgs
Fees:18.00 Taxes:999.00
20050302-0023086

THIS INSTRUMENT PREPARED BY:
Christopher L. Kelly
Brogdon, Creasy, Kelly and Sanders, PLLC
Attorneys at Law
230 N. Main St.
Dickson, Tennessee 37055
(615) 441-0001

RETURN TO:
ESCROW CORP.
AVE.
37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($270,000.00), the receipt of which is hereby acknowledged, WE, **RUSSELL G.. ANDREASEN and wife, ELEANOR W. ANDREASEN, ("Grantors"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **BOB BRUNNER and wife, STACY BRUNNER, . ("Grantees"),** their heirs and assigns, a certain tract or parcel of land as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Templegate, Section 3, of record in Book 8250, page 868, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Russell G. Andreasen and wife, Eleanor W. Andreasen, by Deed from Stephen Shurine and wife, Mary Kim Shurine, of record in Instrument 20001201-0118360, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the restrictions of record in Book 6766, page 754 and the Plan of record in Book 8250, page 868, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, and all the rights, easements, and appurtenances belonging to said land, unto the said Grantees, their heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have set our hands to this instrument this 24th day of February, 2005.

Russell G. Andreasen by Eleanor W. Andreasen attorney-in-fact — Eleanor W Andreasen

RUSSELL G.. ANDREASEN
by: ELEANOR W. ANDREASEN,
Attorney-in-Fact
Power of Attorney of Record in Instrument: _____, Register's Office for Davidson County, Tennessee.

ELEANOR W. ANDREASEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24TH day of FEBRUARY 2005, before me personally appeared **ELEANOR W. ANDREASEN** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, in behalf of **RUSSELL G. ANDREASEN**, and acknowledged that she executed the same as the free act and deed of said **RUSSELL G. ANDREASEN**.

WITNESS MY HAND and official seal in said County this 24TH day of FEBRUARY, 2005.

NOTARY PUBLIC

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

My Commission Expires: 2/20/2007

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24TH day of FEBRUARY, 2005, before me personally appeared **ELEANOR W. ANDREASEN** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 24TH day of FEBRUARY, 2005.

NOTARY PUBLIC

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

My Commission Expires: 2/20/2007

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 28 day of February, 2005.

NOTARY PUBLIC

My commission Expires: 1-2607

THIS IS IMPROVED PROPERTY KNOWN AS:
8012 Meadow View Dr., Nashville, TN 37221

MAP AND PARCEL: 156-9-28

FIELD BOOK NO.: 9D-83728

ADDRESS OF NEW OWNER:
Bob Brunner and wife, Stacy Brunner
8012 Meadow Dr.
Nashville, TN 37221

SEND TAX BILLS TO:
Countrywide Home Loans
P.O. Box 10423
Van Nuys, CA 91410-0423