This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050071

Davidson County DEEDWARR
Recvd: 03/10/05 10:58 3 pgs
Fees:18.00 Taxes:462.50
20050310-0026592

Send Tax Bills To:
SAME

New Owner is: Linda M. Bundy
5845 Nolensville Pike #109
Nashville, TN 37211

MAP: 161-16-O-A
PARCEL: 5.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jamy Borda and Hernan Borda, husband and wife, and Sally Bruce and** ~~Raymond Robert Wy Bruce~~, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Linda M. Bundy, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 5 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 200403150029248, Instrument No. 200403180030572, Instrument No. 200407130083179, Instrument No. 200407200086706, and Instrument No. 200407200086707, Register's Office for said County.

Being the same property conveyed to Jamy Borda and Hernan Borda, husband and wife, and Sally Bruce, a married woman by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation dated September 23, 2004, recorded October 8, 2004, in Instrument No. 200410080121679, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Inits.

THIS WAS NOT THE PRIMARY RESIDENCE OF SALLY BRUCE

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of February, 2005.

GRANTOR:

Jamy Borda

Jamy Borda

Hernan Borda

Sally Bruce

Sally Bruce

Robert W. Bruce

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jamy Borda and Hernan Borda, husband and wife, and Sally Bruce and husband Robert W. Brice**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of February, 2005.

Notary Public

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

SWORN TO and subscribed
before me this 28 day of
February, 2005

NOTARY PUBLIC

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

_____ My Commission Expires Nov. 25, 2006