WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/05 15:26 2 pgs
Fees:13.00 Taxes:401.45

20050315-0028554

B-FHR-05-515

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Brunson	Wells Fargo Bank, N.A.	
515 Forest Pointe Place Unit #515 (ADDRESS)	(NAME) 6501 S Fiddlers Green Circle (ADDRESS)	150-9-B-515 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Greenwood Village, CO 80111 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we COLE GUTHRIE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT BRUNSON AND WIFE, NICOLE BRUNSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 515, FOREST POINTE CONDOMINIUMS, SECOND REVISION, of record in Plat Book 7900, Page 16 amended in Plat Book 7900, Page 281, as established under Master Deed of record in Book 7801, Page 463, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Cole Guthrie by Special Warranty Deed from Secretary of Veterans Affairs recorded November 17, 2004 in Instrument No. 20041117-0138315, Register's Office for Davidson County, Tennessee, Also, being the same property conveyed to Secretary of Veterans Affairs by Substitute Trustee's Deed recorded February 13, 2004 in Instrument No. 20040213-0017539, Register's Office for Davidson County, Tennessee and Also, being the same property conveyed to Otis Lee Jones, a single man by Warranty Deed recorded January 28, 1998 in Book 10771, Page 741, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 7900, page 16; Book 7900, page 281; Book 7075, page 790; Book 7079, page 424; Book 10412, page 567; Book 7801, page 463; Book 8050, page 853; Book 11720, page 152; Instrument Number 20030712-0097022, and Instrument Number 20010702-0077283, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 515 Forest Pointe Place Unit #515, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 8th day of March, 2005.

Cole Guthrie

STATE OF Tennessee
COUNTY OF Davidson

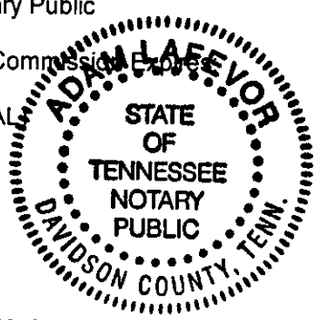
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cole Guthrie, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 8th day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903