Box 14A

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 05/03/05 09:07 2 pgs Fees:13.00 Taxes:832.50 20050503-0048947	The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of May, 2005. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Arthur P. Manz **Patricia J. Manz**	**NEW OWNER**	**Map 155-10-0-A, Parcel 113co**
905 Deer Pointe Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael J. Gunnerson and Lori N. Gunnerson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arthur P. Manz and Patricia J. Manz, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 112 on the Final Plat of Revised Section 1-A , McCrory Trace Estates, of record in Plat Book 7900, page 695, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael J. Gunnerson, unmarried, by Deed from Rachel Anne Seifert, unmarried, of record in Book 10795, Page 588, Register's Office for Davidson County, Tennessee. The said Michael J. Gunnerson having since married to Lori N. Gunnerson.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7241, Page 597, and as amended and restated in Book 7576, Page 846, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_x__) Unimproved (_____) property, known as: **905 Deer Pointe Court, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 **2nd** day of **May, 2005.**

Michael J. Gunnerson

Lori N. Gunnerson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael J. Gunnerson and Lori N. Gunnerson, husband and wife,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **May, 2005.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09