PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 06/07/05 11:22 2 pg:
Fees:13.00 Taxes:309.32

20050607-0064911

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,600.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of May, 2005.

Notary Public

My Commission Expires: 11-25-06

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Barry Blundy
111 Schooner Court
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
86-9-6

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darren L. Rurup and wife, Marilyn R. Rurup** hereinafter referred to as Grantors, hereby transfers and conveys to **Barry Blundy** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 79B on the Plan of Zone Lot Division Lakeside Woods Estates Section Two Lots 78 and 79 of record in Book 6200, Page 461, amended in Book 6900, Page 243, Register's Office for said County.

Said Lot No. 7913 fronts 17.50 feet on the northwesterly margin of Schooner Court and extends back 144.91 feet on the northeasterly line and 165.11 feet on the southwesterly line to a broken line in the rear, measuring 88.42 feet thereon.

Being the same property conveyed to Darren L. Rurup and spouse, Marilyn R. Rurup by Warranty Deed from Anthony Cherry, unmarried of record at Instrument No. 20011002-0106031, Register's Office for Davidson County, Tennessee, dated September 25, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6200, Page 461, amended in Plat Book 6900, Page 243, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6564, Page 740, Book 7347, Page 82, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 111 Schooner Court, Hermitage, Tennessee 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 24th day of May, 2005.

Darren L. Rurup by K. Thomas Sidwell as attorney-in-fact

Marilyn R. Rurup by K. Thomas Sidwell as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, with whom I am personally acquainted, and who proved himself to be the attorney in fact of Darren L. Rurup and wife, Marilyn R. Rurup, and who, being authorized to do so, acknowledged he executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2005.

Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 12/5/07

12693-BW