After Recording, Return To:
Davidson County Box 14-A
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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/05 08:51 2 pgs
Fees:13.00 Taxes:906.50

20050630-0075182

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.** Robert C Rush

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2005.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Robert C. Rush **Judith A. Rush**	**REALTY MORTGAGE CORPORATION**	**Map 180-03-0-A, Parcel 033co**
6933 Stone Run Drive	**7000 Executive Center Dr, Suite 200**	
Nashville, TN 37211	**Brentwood, TN 37027**	

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 A. Banniza, unmarried and Sharon Kay Leach (formerly Sharon L. Banniza), unmarried

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

Robert C. Rush and Judith A. Rush, 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. 140, on the Plan of Stone Creek Park, a Planned Unit Development, Section 1C, of record in Plat Book 9700, pages 469 and 470, 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 A. Banniza and Sharon L. Banniza, husband and wife, by Deed from Eric J. Meracle and Tina D. Meracle, husband and wife, of record in Instrument No. 20010525-0054700, Register's Office for Davidson County, Tennessee. The said Michael A. Banniza and Sharon L. Banniza having since divorced May 10, 2005. The said Sharon L. Banniza is now known as Sharon Kay Leach.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10324, Page 365 and amended in Instrument No. 20010719-0076875; By-Laws recorded in Book 10324, page 405, 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: **6933 Stone Run Drive, Nashville, TN 37211**

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 **28th** day of **June, 2005.**

Michael A. Banniza

Michael A. Banniza

Sharon Kay Leach

Sharon Kay Leach

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 A. Banniza, unmarried, and Sharon Kay Leach, unmarried** the bargainors, 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 **28th** day of **June, 2005.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.