Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 07/08/05 08:24 2 pgs
Fees:13.00 Taxes:386.07

20050708-0078819

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $104,344.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2005.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires October 20, 2008
STATE OF TENNESSEE

15-0506-150353

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Eric Brunstad | | 044-15-0 |
| 711 Hadley Avenue | | 031.00 |
| Old Hickory TN 37138 | New Owner | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara K. Butler, married, and Angela Draper, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eric Brunstad and Melissa Brunstad, husband and wife**, hereinafter called the Grantees, their successors 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. 133, on the Plan of Village of Old Hickory, Section A, of record in Plat Book 1424, Page 68, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Property described as follows:

Beginning on the easeterly margin of Hadley Avenue at the corner of Lots Nos. 132 and 133; thence with the line between said lots, eastwardly 104.6 feet to the corner of Lots Nos. 126, 127, 132 and 133; thence with the line between Lots Nos. 126, 127, 132 and 133, southwardly 63 feet to the northerly margin of Eighth Street; thence with the northerly margin of said Street, westwardly 94.4 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the easterly margin of Hadley Avenue; thence with the easterly margin of said Avenue, northwardly 53 feet to the beginning.

Being the same property conveyed to Gary H. Draper and Barbara K. Butler, brother and sister, by Quitclaim Deed form their parents, Kermit Draper and wife, Viola Draper, of record in Book 8282, Page 850, Register's Office for Davidson County, Tennessee. Gary H. Draper having since died intestate, leaving his wife, Angela Draper, and his two children, Tyron Blake Draper and Tia Maria Draper, as his sole heirs at law. This deed results in a tenancy-in-common between Barbara K. Butler and Angela Draper.

The subject property is neither the principal residence of Grantors nor his/her spouse or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 711 Hadley Avenue, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30 day of June, 2005.

Barbara K. Butler

Angela Draper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara K. Butler and Angela Draper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 30 day of June, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON