FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,303.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/13/05 13:24 2 pgs
Fees::3.00 Taxes:493.22

20050713-0081221

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Regina A. DuBois	U.S. Bank, NA	Map 147
5007 Suter Dr.	4801 Frederica Street	Group 06-0
Nashville, TN 37211	Owensboro, KY 42304	Parcel 205.00

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

Sandra Rose Bundrant, unmarried and Pauline Kennedy, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Regina A. DuBois and Viki Mammina, both single

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:

BEING Lot No. 260, on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300 (erroneously shown as Book 330 in prior deeds), Page 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sandra Rose Bundrant and Pauline Kennedy, as joint tenants with right of survivorship, by Quitclaim Deed from Sandra Rose Bundrant and Pauline Kennedy, of record in Book 8576, Page 474, Register's Office for said County, dated March 11, 1992. See also deed of record in Book 7323, Page 738, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3279, Page 556, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300 (erroneously shown as Book 330 in prior deeds), Page 18; and (3) Sewer and Drainage Easement of record in Book 6640, Page 776, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5007 Suter Dr., 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 covenant 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 our hands this 12th day of July, 2005.

Sandra Rose Bundrant

Pauline Kennedy

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 Sandra Rose Bundrant and Pauline Kennedy, 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 12th day of July, 2005.

My Commission Expires: 01/24/09

Notary Public

