THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File #24268 Box 44 **Record & Return To:** Gullet, Sanford, Robinson & Martin 230 4th Avenue N, #3 Nashville, TN 37219	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me this 11th day of July, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Jeffrey W. Buntin, Jr. and wife, Kemp W. Buntin 432 Royal Oaks Drive Nashville, TN 37205	**Send Tax Bills To:** Same as new owner	**Tax Information:** Map No.116.15-0 Parcel No. 045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Johnston, a/k/a Donald M. Johnston and wife, Nancy M. Johnston, a/k/a Nancy Mason Johnston**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey W. Buntin, Jr. and Kemp W. Buntin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*husband and wife,

This is improved property located at 432 Royal Oaks Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of July, 2005.

Donald M. Johnston

Nancy M. Johnston, by Donald M. Johnston as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donald M. Johnston**, 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, at office, this 11th day of July, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Donald M. Johnston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Nancy M. Johnston** as her Attorney-In-Fact, as the free and and deed of the within named **Nancy M. Johnston.**

Witness my hand at office, this 11th day of July, 2005.

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/15/05 14:44 2 pgs
Fees:13.00 Taxes:3515.00

20050715-0082514

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision of Royal Oaks Section B, as of record in Plat Book 1424, page 89, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donald Johnston and wife, Nancy M. Johnston by deed dated August 27, 1982 from Celeste Reed Harrison of record in Book 5931, page 311, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5787, page 164, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, page 89, Register's Office for Davidson County, Tennessee.