THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
DSTN DU130

Our File Number: 22050B

MAP/GROUP/PARCEL: 052-01-0/316.00

NEW OWNER'S NAME AND ADDRESS:
MICHAEL N. PETRUNA III
438 NEELYS BEND
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 10/03/05 12:56 2 pgs
Fees:13.00 Taxes:551.30
20051003-0118490

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, RACHAEL WEBER QUALLS, and MATTHEW QUALLS, Wife and Husband, hereinafter called Grantors, does hereby transfer and convey unto, MICHAEL N. PETRUNA III, a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 BLOCK M, ON THE PLAN OF REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION, OF RECORD IN BOOK 843, PAGE 7, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property known as 438 NEELYS BEND, Madison, TN 37115.

BEING the same property conveyed to Rachael Weber (erroneously identified prevoius Deed as Rachel Weber), herein by deed of record in Instrument No. 200407230088350 Register's Office for Davidson County, Tennessee. Matthew Qualls, husband of Rachael Weber Qualls, joins in this conveyance for the purpose of conveying any interest, marital or otherwise he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

RACHAEL WEBER QUALLS

MATTHEW QUALLS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, RACHAEL WEBER QUALLS, and Husband, MATTHEW QUALLS, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 29th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $149,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY