WARRANTY DEED

G-CD-05-01060

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory B. Bullard	New Owner (NAME)	
106 Fern Avenue, Birch Avenue	108 Fern Ave.	MAP 71-14,PARCELS 71.0(
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	72.00,73.00,74.00,AND 75.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES LEE BUNDY AND FRANKLIN DOUGLAS BUNDY AND AND DONALD ELMORE BUNDY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREGORY B. BULLARD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See Attached Exhibit "A"

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 64, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 106 Fern Avenue, Birch Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of September, 2005.

James Lee Bundy

Franklin Douglas Bundy

Donald Elmore Bundy

Davidson County DEEDWARR
Recvd: 10/07/05 15:22 3 pgs
Fees:18.00 Taxes:314.50
20051007-0121726

STATE OF Tennessee
COUNTY OF Davidson

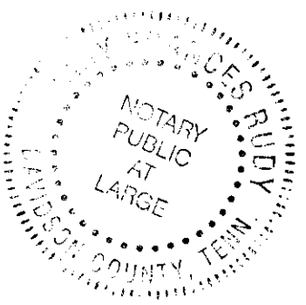
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Lee Bundy and Franklin Douglas Bundy, and Donald Elmore Bundy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of September, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

Tract 1:
Land in Davidson County, Tennessee being Lot Nos. 30 and 31, J.B. HAYNIE'S GROVE PLAN, as shown on plat of record in Plat Book 57, Page 64, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Installment Deed from John W. Kelly and wife, Georgia Elizabeth Kelly to Henry Lee Bundy and wife, Nancy Estelle Bundy as recorded on the 11th day of August, 1952 in Book 2091, Page 2, in the Register's Office of Davidson County, Tennessee. The said Henry Lee Bundy and Nancy Estelle Bundy having since died, and by Affidavit of Heirship filed 12/30/98, the said Property passed to James Lee Bundy, Franklin Douglas Bundy, and Donald Elmore Bundy, as their only heirs at law.

Tract 2:
Land in Davidson County, Tennessee, being Lot Numbers 28 and 29, on the Plan of J.B. Haynie's Grove Plan, of record in Plat Book 57, page 64, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more particular description of said property.

Being the same property conveyed to Henry Lee Bundy and wife, Nancy Estelle Bundy by Deed from Watson W. Williams and wife, Moxie H. Williams, of record in Book 3986, page 925, said Register's Office. The said Henry Lee Bundy and Nancy Estelle Bundy having since died, and by Affidavit of Heirship of record in Book 11273, pag 491, the said property passed to James Lee Bundy, Franklin Douglas Bundy, and Donald Elmore Bundy as their only heirs at law.

Tract 3:
Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of J.B. Haynie's Grove Plan, of record in Plat Book 57, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Henry Lee Bundy and wife, Nancy Estelle Bundy by Deed from Watson W. Williams and wife, Moxie H. WIlliams, of record in Book 5316, page 857, said Register's Office. The said Henry Lee Bundy and Nancy Estelle Bundy having since died, and by Affidavit of Heirship of record in Book 11273, pag 491, the said property passed to James Lee Bundy, Franklin Douglas Bundy, and Donald Elmore Bundy as their only heirs at law.

Tract 4:
Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of J.B. Haynie's Grove Plan, of record in Plat Book 57, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Fred D. Williams by Deed from Forrest G. Williams, single, and Watson W. Williams and wife, Moxie Williams, of record in Book 846, page 395, Register's Office for said county. The said Fred D. Williams having since died intestate. Also, being the same property conveyed to James Lee Bundy, Franklin Douglas Bundy, and Donald Elmore Bundy, by Affidavit of Heirship and Possession recorded simultaneously herewith in Instrument Number 20051007-0121725, Register's Office for Davidson County, Tennessee.