This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Diana R. Ward
206 Myatt Drive
Madison, Tennessee 37115

MORTGAGEE:
Georgia Bank & Trust
3515 Wheeler Road
Building A, Suite C
Augusta, GA 30909

Davidson County DEEDWARR
Recvd: 01/17/06 09:40 2 pgs
Fees:13.00 Taxes:159.10
20060117-0005855

SEND TAX BILL TO:
Mortgagee

MAP **43-11**
GROUP
PARCEL **46.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Herbert F. Bunch,** this day bargained and sold, and hereby transfer and convey unto **Diana R. Ward,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being part of Tract No. 13 on the plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being Lot No. 23 on the unrecorded plan of the resubdivision of Tracts Nos. 1 and 13 of said Anderson and Gas, Surveyors, August 5, 1946, as follows:

Beginning on the westerly margin of Myatt Drive at a point 65 feet, more or less, north of the northerly margin of Dupont Avenue, said point being the northeast corner of the property conveyed to William R. Jennings by deed from Gervis Howser and wife, of record in Book 2248, page 197, said Register's Office; thence with the westerly margin of Myatt Drive northwardly 65 feet to the corner of Lot Nos. 23 and 24; thence with the line between said two lots westwardly 136 feet to the common corner of Lot Nos. 23, 24, 77 and 78; thence with the line between lot Nos. 23 and 78 southwardly 65 feet to the northwest corner of said Jennings property; thence with the northerly line of said Jennings property eastwardly 136 feet to the beginning.

Being the same property conveyed to Herbert F. Bunch by Deed of record in Book 9887, Page 513 recorded 12/13/1995, Register's Office for Davidson County, Tennessee.

This is improved property known as 206 Myatt Drive, Madison, Tennessee 37115.

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 heirs and assigns, forever.

COVENANT with the herein that Grantees lawfully seized and possessed of said lands in fee simple; that have a good and lawful right to convey same; and warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2006 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This

conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 1130, Page 37, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS hand this the 11th day of January, 2005.

Herbert F. Bunch

Herbert F. Bunch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Herbert F. Bunch**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of January, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 7/1/09

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $43,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of January, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 7/1/09