Record 1ST

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/06 14:06 2 pgs
Fees:13.00 Taxes:351.50
20060227-0022410

NATALIE MARSH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of February, 2006

Notary Public
My Commission expires: 01-05-2010
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sunny Spain	Ownit Mortgage	107-09-0-24.00
1104 Massman Drive	11700 Great Oaks Way, #360	
Nashville, TN 37217	Alpharetta, GA 30022	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry W. Buntley, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sunny Spain, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 41 on the plan of Patricia Heights Subdivision, Section 1 of record in Book 2331, page 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry W. Buntley and wife, Rebecca Buntley, by deed from Larry L. Anderson and wife, Shirley A. Anderson, on November 7, 1986, of record in Book 7037, page 597, Register's Office for Davidson County, Tennessee. And further conveyed to Rebecca Buntley pursuant to Marital Dissolution Agreement by Quitclaim Deed from Larry W. Buntley on May 3, 1991 of record in Book 8385, page 718, said Register's Office. And further conveyed to Larry W. Buntley by Quitclaim Deed from Rebecca Buntley and her husband, Steve Oden on January 26, 2000, of record in Instrument Number 20000131-0009501, and corrected and re-recorded in Instrument Number 20000425-0040882, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 107-09-024.00.
- Subject to all matters as shown on the Plan of record in Book 2331, page 131, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2542, page 519; and Book 6045, page 421; and Book 6067, page 762; and Book 6887, page 605, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1104 Massman Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 24, 2006.

Larry W. Buntley

Marsha Buntley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry W. Buntley and wife, Marsha Buntley** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 24, 2006

My commission expires 01-05-2010

Notary Public

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY