OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ See attached Affidavit

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF March 2006

NOTARY PUBLIC

My Commission expires: 3/22/08

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Larry F. Nunes and Debra A. Nunes (NAME)	COUNTRYWIDE HOME LOANS (NAME)	171-03-0-A-138.00
5308 Fredericksburg Way West (ADDRESS)	P.O. BOX 660694 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	DALLAS (CITY) TX 75266-0694 (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

THOMAS A. KERBER AND WIFE, LORETTA M. KERBER

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

LARRY F. NUNES AND WIFE, DEBRA A. NUNES

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101, as shown on the map entitled Sectin 6A, Fredericksburg, of record in Plat Book 9700, page 150, Register's Office for Davidson Cunty, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas A. Kerber and wife, Loretta M. Kerber by deed from Michael R. Burcham, of record as Instrument No. 20020612-0071684, dated May 24, 2002, said Regsiter's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached Exhibit "A")

Davidson County DEEDWARR
Recvd: 05/03/06 15:55 4 pgs
Fees:23.00 Taxes:1202.50
20060503-0051541

This is unimproved ( ) improved (X) property, known as 5308 Fredericksburg Way West, Brentwood, TN 37027
(House Number) (Street) (City) (State) (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 **GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 4 day of March, 2006.

THOMAS A. KERBER

Loretta M. Kerber
LORETTA M. KERBER

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named THOMAS A. KERBER, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of March, 2006.

My Commission expires: 3/22/08

Rachel Holt
Notary Public

RACHEL HOLT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES March 22, 2008

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LORETTA M. KERBER, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of March, 2006.

My Commission expires: 3/22/08

Rachel Holt
Notary Public

RACHEL HOLT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES March 22, 2008

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

1. Davidson County taxes for 2006, which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 9700, page (s) 150, said Register's Office.

3. Boundary Plat of record in Book 7900, page 509, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8920, page 65, as amended in Book 9500, page 393, and Book 9860, page 840, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, page 269, said Register's Office.

6. Easement for Construction and Maintenance of record in Book 7851, page 72, said Register's Office.

7. Deed of Conveyance for Metro Water Main of record in Book 9698, page 81, said Register's Office.

8. Deed of Conveyance for Sewer of record in Book 9698, page 124, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS

GREATER, FOR THIS TRANSFER IS $325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ____ DAY OF APRIL, 2006.

NOTARY PUBLIC

My Commission expires: 11/12/09

JANICE H. COLLINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.