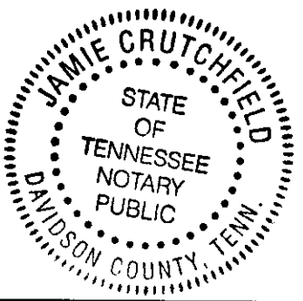
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Bonaventure Munyampirwa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/31/07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bonaventure Munyampirwa	Fifth Third Mortgage Co.	Map 108
1415 Quail Run	336 Main Street	Group 8-0-E
Nashville, TN 37217	Franklin, TN 37064	Parcel 6 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joseph J. Wright, Jr., unmarried

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

Bonaventure Munyampirwa, an unmarried man

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

BEING Unit No. 6, Lot No. 66, in a horizontal property regime, as shown on condominium site plan, Section Three, Phase 6, Quail Valley, of record in Plat Book 5800, Pages 126 and 127, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph J. Wright, Jr. by Quitclaim Deed from Robert H. Petty, of record in Book 8771, Page 480, dated October 30, 1992, Register's Office for said County. See also deed of record in Book 8424, Page 849, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5753, Page 562; Book 6003, Page 212; Book 5851, Page 779; Book 5884, page 534; Book 6058, Page 828; Book 6081, Page 130; Book 9082, Page 873; Book 5851, Page 793; and Book 5884, Page 566, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, Pages 126 and 127, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1415 Quail Run, Nashville, TN 37217

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; and we do covenant with the 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 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 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 my hand this 31st day of May, 2006.

Joseph J. Wright, Jr.

Davidson County DEEDWARR
Recvd: 06/09/06 12:53 2 pgs
Fees:13.00 Taxes:303.40

20060609-0068747

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph J. Wright, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

