G#20327-3 Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/07 08:22 2 pgs
Fees:13.00 Taxes:1117.40
20070117-0006552

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$302,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2007.

Notary Public

My commission expires: Nov. 24, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
R.T. Rundlett **Cona M. Rundlett**	**Capital Bank and Trust Company**	**Map 171-03A Parcel 025CO**
200 Pratt Court	**1808 West End Avenue**	
Brentwood, TN 37027	**Nashville, TN 37203**	

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,

Deborah Vick, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

R.T. Rundlett and Cona M. Rundlett, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 220, on the Plan of Section 1-B, Fredericksburg, a Planned Unit Development, of record in Plat Book 7900, Page 552, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Deborah S. Vick, by Deed from Michael B. Manson and wife, Dana A. Manson, of record in Book 11218, Page 260, and by Quitclaim Deed from Joseph Jack Huskey of record in Instrument No. 20060131-0012066, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 7798, Page 843, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record and subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8920, Page 65, and as amended in Book 9500, Page 393, Book 9860, Page 840, and Book 10694, Page 541, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **200 Pratt Court, Brentwood, TN 37027**

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/our hand(s) this **15th** day of **January, 2007.**

Deborah Vick

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 **Deborah Vick ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **January, 2007.**

Jennifer L. Johnson
Notary Public

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: Nov. 24, 2007