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Davidson County DEEDWARR
Recvd: 05/11/07 12:26 2 pgs
Fees:13.00 Taxes:536.50
20070511-0056817

REALTY TITLE
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Rachel J. Smith
Affiant

Subscribed and sworn to before me, this 7th day of May, 2007.

Deborah K. Devine
Notary Public
My commission expires: 11/22/08

03-0704-34615

Address of New Owner:	Send Tax Bills to:	Tax Information
Kit Alan Bunger 1408 Marrimans Court Franklin, TN 37067	Pinnacle National Bank 211 Commerce St, Ste 300 Nashville, TN 37201	141-06-0-D095.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Heather D. Milner and husband, Edward F. Milner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kit Alan Bunger and wife, Sondra Bunger, hereinafter called the Grantees, their successors 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 Unit No. 95, on the Plan of Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Townhomes of Riverbridge, a horizontal property regime established by Declarations of record in Instrument No. 20030205-0016032.

Being the same property conveyed to Heather D. Milner, and husband, Edward F. Milner, by deed from Beazer Homes Corp., dba Philips Builders, a Tennessee Corporation, dated 08/17/04, recorded 08/20/04, of record in Instrument No. 20040820-0101111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3313 Harpeth Springs Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of May, 2007.

Heather D. Milner

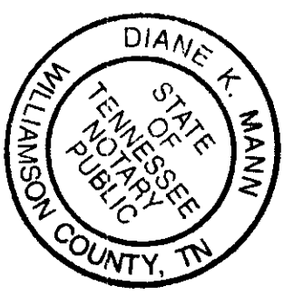
Edward F. Milner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather D. Milner and Edward F. Milner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of May, 2007.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067
#83257