STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of August, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/31/07 11:07 2 pgs
Fees:13.00 Taxes:925.00
20070831-0104927

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Bunton and Amy Bunton
1128 Sparta Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
115-02-0-107.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Coleta Griffin Tesch, Trustee of The Raymond W. Tesch and Coleta Griffin Tesch Joint Revocable Living Trust Agreement, dated May 31, 1994**, hereinafter referred to as Grantors, hereby transfers and conveys to **Michael Bunton and Amy Bunton, husband and wife,** hereinafter referred to as 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. 180, on the Plan of Crestmeade, Section III, as of record in Plat Book 2331, page 150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Raymond W. Tesch and wife, Coleta Griffin Tesch, Trustees U/A/D May 31, 1994, by Quitclaim Deed from Raymond W. Tesch and wife, Coleta G. Tesch, individually, of record in Book 9635, Page 238, Register's Office for Davidson County, Tennessee.

Raymond W. Tesch having since died leaving Coleta Griffin Tesch as sole Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 2331, Page 150, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2602, Page 129, 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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1128 Sparta Road, Nashville, TN 37205. Property Address is also known as 0 Shawnee Drive, Nashville, TN 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of August, 2007.

The Raymond W. Tesch and Coleta Griffin Tesch Joint Revocable Living Trust Agreement, dated May 31, 1994:

Coleta Griffin Tesch

By: Coleta Griffin Tesch, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Coleta Griffin Tesch,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of The Raymond W. Tesch and Coleta Griffin Tesch, Joint Revocable Living Trust Agreement, dated May 31, 1994**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 29th day of August, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2008

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