(2)

Davidson County DEEDWARR
Recvd: 07/29/08 09:31 2 pg
Fees:13.00 Taxes:1017.50
20080729-0077294

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Richard A. Drapeau Sharron Drapeau 952 Wonderland Pass Hermitage TN 37076	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $275,000.00

Affiant
Subscribed and sworn to before me on 07/25/08.

Notary Public

My Commission Expires: 5/23/11

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2011

Map & Parcel No.
76 13 7

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Sean C. Bunch and Wife Tracey M. Bunch, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Richard A. Drapeau and wife Sharron Drapeau, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 952 Wonderland Pass Hermitage TN 37076, County of Davidson:

A certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows, to-wit:

Being Lot No. 3, on the Plan of Coles Retreat, of record in Instrument Number 20021120-0144463 and amended in 200503030023637, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sean C. Bunch and wife, Tracey M. Bunch by deed from Eastland Constructions, Inc. dated 1/21/04 and filed of record in Instrument Number 200401230009108, said Register's Office.

Easement contained in instrument of record in Book 9086, page 748, and Instrument Number 200210160127133 said Register's Office.

Subject to all matters appearing on the plan of record in Instrument Number 200211200144463 amended in Instrument Number 200503030023637, said Register's Office.

SCB
JMB

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 952 Wonderland Pass, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 07/25/08.

Sean C. Bunch

Tracey M. Bunch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Sean C. Bunch and Wife Tracey M. Bunch, 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 the 25 day of July, 2008.

Notary Public

My Commission Expires: 5/23/11

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2011