THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20090041411 DEEDWARR
Recvd: 06/22/09 11:08 2 pgs
Fees:13.00 Taxes:1609.50
20090622-0057830

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***435,000.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 18 day of June, 2009.

Notary Public

My Commission Expires: 9/30/09

ADDRESS OF NEW OWNER

Louis A. Brunsting
1104 Graybar Lane
Nashville, Tennessee 37215

SEND TAX BILLS TO

SunTrust Mortgage, Inc
1001 Semmes Ave., RVW5023
Richmond, VA 23224

MAP & PARCEL NOS.

MAP 118-09-1
PARCEL 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Five Thousand and 00/100 Dollars ($***435,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, C. Edward Qualls and wife, Lorin M. Harris, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Louis A. Brunsting and wife, Kimberly C. Brunsting, (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 Lots Nos. 21, 22 and the easterly one-half of Lot No. 23 on the Map showing Subdivision of the Draughton Tract, as of record in Book 974, Page 39, in the Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 21, 22 and the easterly part of Lot No. 23 front together 75.0 feet on the northerly side of Graybar Lane and run back between parallel lines 174.0 feet to a dead line.

BEING the same property conveyed to C. Edward Qualls and Lorin M. Harris, husband and wife, by Warranty Deed dated February 18, 1999, from Doris H. Hunter and Shari Kay Hunter, both unmarried, of record in Book 11353, Page 1, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1104 Graybar Lane, Nashville, Tennessee 37204

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Map showing Subdivision of the Draughton Tract of record in Book 974, page 39, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 18th day of June, 2009.

C. Edward Qualls

Lorin M. Harris

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 C. Edward Qualls and Lorin M. Harris, the bargainors, 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 this 18th day of June, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY