This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20100056074 DEEDWARR
Recvd: 09/08/10 07:59 3 pgs
Fees:18.00 Taxes:1650.20
20100908-0071197

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Louis A. Brunsting and wife, Kimberly C. Brunsting,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Latif Dharamsi and wife, Kristen Dharamsi** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 21, 22 and the easterly one-half of Lot No. 23 on the Map showing Subdivision of the Draughon Tract, as of record in Plat 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 LOUIS A. BRUNSTING AND WIFE, KIMBERLY C. BRUNSTING by Deed from C. EDWARD QUALLS AND WIFE, LORIN M. HARRIS, dated 06/18/2009 and filed for record on 06/22/2009 in Instrument 200906220057830, Register's Office for DAVIDSON County, Tennessee.

Said deed was corrected by Affidavit of record in Instrument 200907020062034, said Register's Office.

Map & Parcel: 11809011100

This property is known as: 1104 Graybar Lane, Nashville, TN 37204

SUBJECT to Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat Book 974, Page 39, Register's Office for Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 27th day of August, 2010.

Louis A. Brunsting, Grantor

Kimberly C. Brunsting

Kimberly C. Brunsting, Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis A. Brunsting and Kimberly C. Brunsting, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of August, 2010.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

Grantee(s) Name, Address:	Send Tax Statement To:
Latif and Kristen Dharamsi	SunTrust Mortgage, Inc.
1104 Graybar Lane	1001 Semmes Avenue
Nashville, TN 37204	Richmond, VA 23224

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$446,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27th day of August, 2010

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(Seal)

Cari Tiesler
Affiant

Cari Tiesler
Type or Print Name

Dana Delworth
Notary Public

My commission expires:
01/07/2013

Dana Delworth
Type or Print Name