This instrument prepared by:
Joseph L. May
222 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.:
Curtis Dean Hunter 415 American Road Nashville, TN 37209	Mortgage Corp. of South 2119 6th Avenue North Birmingham, AL 35206	102.04 65

FOR and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Izetta Ann Hunter, widow of intestate Cleston C. Hunter, ("Grantor", whether singly or collectively), have this day bargained and sold and do hereby transfer and convey unto Curtis Dean Hunter ("Grantee"), his successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Charlotte Park, Section I, as of record in Book 2663, pages 2, 3, 4, 5, and 6, Register's Office for said County.
>
> SAID Lot No. 3 fronts 80 feet on the westerly side of American Road and runs back 135.7 feet on the northerly line and 100 feet on the southerly line, to an irregular line in the rear, measuring 76.7 feet thereon.
>
> BEING the same property conveyed to Cleston C. Hunter and wife, Izetta Ann Hunter, by deed from Lloyd K. Moss and wife, Jo Ann Moss, of record in Book 4218, Page 730, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the improvements, appurtenances, estate, title and interest thereto belonging, to

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

RECEIVED FOR RECORD DAVIDSON COUNTY, TN
OCT 20 10 15 AM '87
IDENTIFICATION REFERENCE 7.7.6 4 8

The actual consideration for this transfer or value, whichever is greater, is $~~10.00~~ $46,600.

Izetta Ann Hunter

Subscribed and sworn to before me, a Notary Public, this 16th day of January, 1987.

Notary Public

My commission expires: 9/9/89

JOSEPH L. MAY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

the said Curtis Dean Hunter, his successors, representatives and assigns forever.

I, Izetta Ann Hunter, do covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes; a mortgage in favor of Mortgage Corporation of the South, Birmingham, Alabama; and subject to my absolute right to occupy these premises as my residence so long as I shall live.

I do further covenant and bind myself, my successors and assigns to warrant and forever defend the title to said real estate to the said Curtis Dean Hunter, his successors, representatives and assigns, against the lawful claims of all persons.

WITNESS my hand this 6th day of January, 1987.

Izetta Ann Hunter

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, JOSEPH L. MAY, a Notary Public in and for said County and State, the within named Izetta Ann Hunter, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 6th day of January, 1987.

My commission expires: 9/9/89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7388 PAGE 867

CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TAX - STATE TAX MORT	
TD - TRUST DEED				PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL

46601.00- CAMT.
130.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.90-
7001A10/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK.

7.7.6 4 8.

IDENTIFICATION REFERENCE

Oct 29 10 15 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 30345