BOX 41

BOOK 8997 PAGE 613

# WARRANTY DEED

| | | |
|---|---|---|
| FROM: | Todd D. Hunt and wife, Tami L. Hunt, Grantors | This instrument was prepared by: William B. Drescher Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219 |
| TO: | Walter M. Brown and wife, Bernadette Brown, Grantees | |

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| 1205 Cedar Hill Dr. Antioch, TN 37013 | New Owners | 161-16-2 05DU-77517 |

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is EIGHTY EIGHT THOUSAND FIFTEEN AND 26/100 Dollars ($88,015.26).

Walter M. Brown
Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of June, 1993.

Lisa Anne Crawford
Notary Public

My Commission Expires: 9-21-96

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FOR AND IN CONSIDERATION OF the payment of the sum of Seven Thousand Five Hundred Dollars ($7,500.00), the receipt and sufficiency of which are hereby acknowledged, and the assumption by the Grantees herein of that certain indebtedness secured by a deed of trust of record in Book 7725, page 922, Register's Office for Davdison County, Tennessee, Todd D. Hunt and wife Tami L. Hunt, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Walter M. Brown and wife, Bernadette Brown, Grantees, their heirs, successors, 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. 15, Section 4, Dreamland Estates of record in Book 6900, page 188,

Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Todd D. Hunt and wife, Tami L. Hunt by deed from Jack Williams Construction Company, Inc. of record in Book 7725, page 919, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1205 Cedar Hill Drive, Antioch, Tennessee 37013.

This conveyance is expressly made subject to the following:

1. The lien for 1993 taxes which have been prorated and will be paid by Grantees.

2. Restrictive covenants contained in instrument of record in Book 7131, page 515, Register's Office for Davidson County, Tennessee.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 6900, page 188, said Register's Office.

4. Deed of Trust of record in Book in Book 7725, page 922, said Register's Office.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 29th day of June, 1993.

Todd D. Hunt

Tami L. Hunt

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said County and State, Todd D. Hunt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29th day of June 1993.

Lisa Anne Crawford
Notary Public

My Commission Expires: 9-21-96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said County and State, Tami L. Hunt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29th day of June, 1993.

Lisa Anne Crawford
Notary Public

My Commission Expires: 9-21-96

IDENTIF. & REFERENCE

93 JUN 29 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3453 06/29 0101 03CHECK 338

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

CEIVED OF _____

OR _____

BOOK 8997 PAGE 616

O - CONVEYANCE
O - MORTGAGE
'D - WARRANTY DEED
D - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

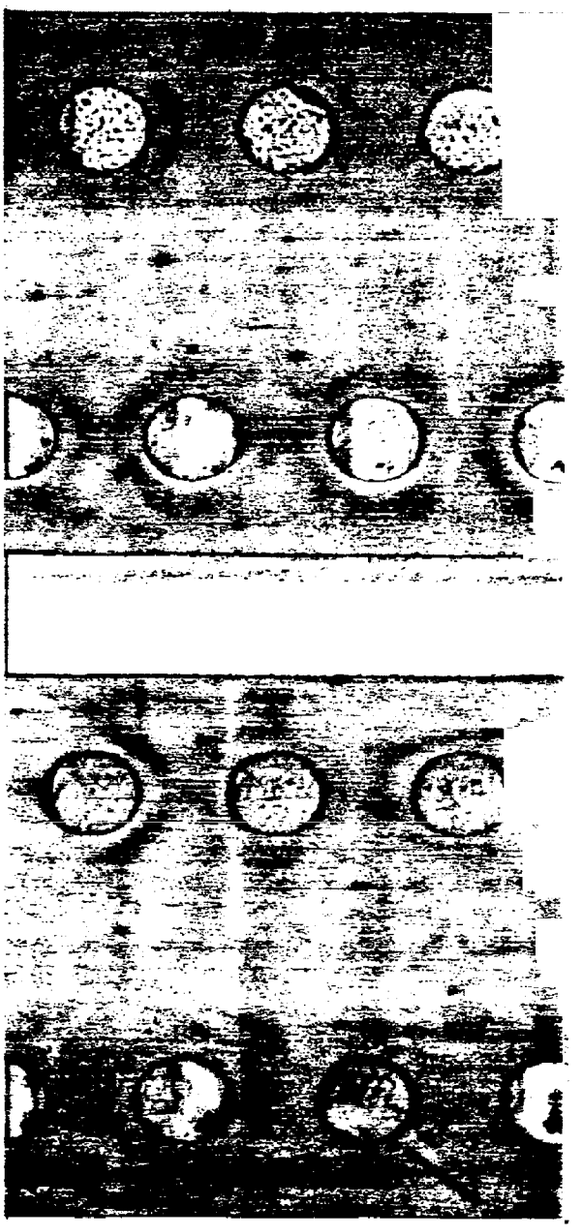
| TE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 88015.26 |
| | | | | CON TX 325.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 338.60 |
| | | | | CHECK 338.60 |

06/29/93 01 15:01 0001 3453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE

93 JUN 29 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 668642