This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10059 PG 617

ADDRESS NEW OWNER:
Brian A. Hunt
404 Larkway Court
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 161-4
GROUP
PARCEL 40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joan S. Hooper and husband, Jack L. Hooper, Sr., and Brenda S. Ray, an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian A. Hunt and wife, Heather G. Hunt, 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:

> Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 25 on the Map of Kingswood Park, as of record in Book 2900, page 70, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the northerly margin of Larkway Court, common corner of Lots No. 24 and 25, thence with the line between said two lots northerly 201.7 feet to a point; thence westerly 210 feet to a point in the easterly margin of Larkway Drive; thence with said margin southerly 151.15 feet to a point; thence around a curve southeasterly 39.27 feet to a point in the northerly margin of Larkway Court; thence with said margin easterly 129.09 feet to the point of beginning.
>
> Being the same property conveyed to Joan S. Hooper and Brenda S. Ray as tenants in common, by deed from Joan S. Hooper, Executor of the Estate of Esther Taylor Schramm, as of record in Book 9996, page 514, Register's Office for Davidson County, Tennessee and devised to Joan S. Hooper and Brenda S. Ray under the will of Esther Lee Taylor Schramm of record in Will Book 204, page 377, Probate Court of Davidson County, Tennessee.
>
> The undersigned Jack L. Hooper, Sr., spouse of Joan S. Hooper joins in this conveyance to convey any and all marital interest he may have in subject property.

This is improved property known as 404 Larkway Court, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 3034, page 491, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national

origin.

3. All matters shown on the Plan of record in Book 2900, page 70, in 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 Brian A. Hunt and wife, Heather G. Hunt, their heirs and assigns, forever; and we, Joan S. Hooper and Brenda S. Ray, an unmarried person, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of June, 1996.

Joan S. Hooper
Joan S. Hooper

Jack L Hooper Sr.
Jack L. Hooper, Sr.

Brenda S. Ray
Brenda S. Ray

BOOK 10059 PG 618

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joan S. Hooper and husband, Jack L. Hooper, Sr., and Brenda S. Ray, an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of June, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 112,500.00.

AFFIANT

Subscribed and sworn to before me this 17th day of June, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

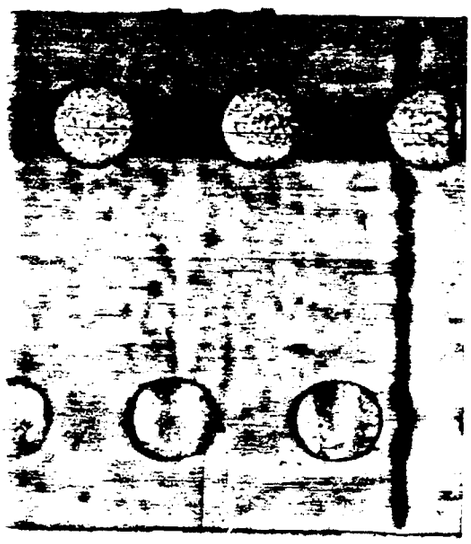
My Commission Expires: Nov 20, 1996

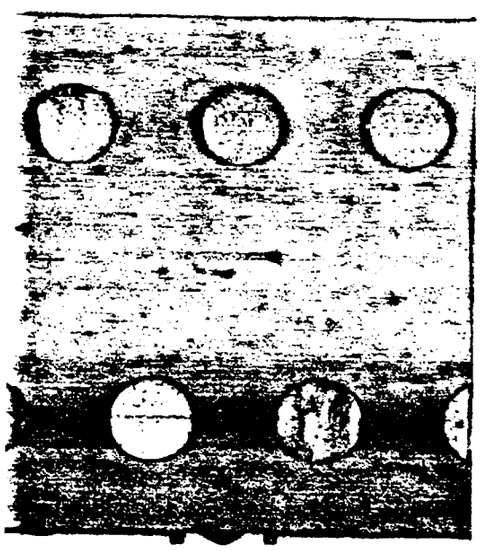
96 MAY 23 PM 4:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/23 0101 03CHECK 425.25

IDENTIF. & REFERENCE

0184680





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10059 PG 619

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				112500.00
			CON TX	416.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	425.25
			CHECK	425.25
05/23/96	01		16:33 0001	4805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184680
IDENTIF. ↑ REFERENCE

96 MAY 23 PM 4:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042731