File 14123
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10179 PG 559

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES V. HUNT, JR. (NAME)	NEW OWNER (NAME)	Map 116-11
418 Sunnyside Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 40
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. BM3910

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TIMOTHY J. DOUGLAS, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES V. HUNT, JR. AND WIFE, ELIZABETH S. HUNT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 40 feet of Lot No. 11 and all of Lot No. 10 of Block "E" on the map of the Honeywood Subdivision of the Malone property, not of record, more particularly described as follows:

Beginning at a point on the easterly margin of Sunnyside Drive, the southwest corner of property heretofore conveyed to Marie C. Duncan by deed recorded in Book 1713, page 179, Register's Office for Davidson County, Tennessee, and running thence in a northeasterly direction, with Duncan's south line, 255 feet, more or less, to a point in a stone fence, Duncan's southeast corner; thence in a southerly direction, with said fence 200 feet, one-inch, more or less, to a point, the southeast corner of said Lot No. 10, as shown on said plan; thence in a southwesterly direction with the southerly line of said Lot No. 10, 204 feet, more or less, to a point in the easterly margin of Sunnyside Drive, the southwest corner of said Lot No. 10; thence in a northerly direction, with the easterly margin of Sunnymeade Drive, following a curve with a radius of 598.7 feet, 140 feet to the beginning.

Being the same property conveyed to Timothy J. Douglas, Trustee with full power by quitclaim deed from Richard Douglas, Jr. and wife, Shirley J. Douglas of record in Book 8328, page 855, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; and (2) Easements of record in Book 5808, page 637, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 418 Sunnyside Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of August, 19 96.

Timothy J. Douglas, Trustee
TIMOTHY J. DOUGLAS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10179 PG 560

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY J. DOUGLAS, TRUSTEE with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of August, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

02215 85
IDENTIF. ↑ REFERENCE

96 SEP -5 AM 10:05
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 463,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

TIMOTHY J. DOUGLAS, TRUSTEE

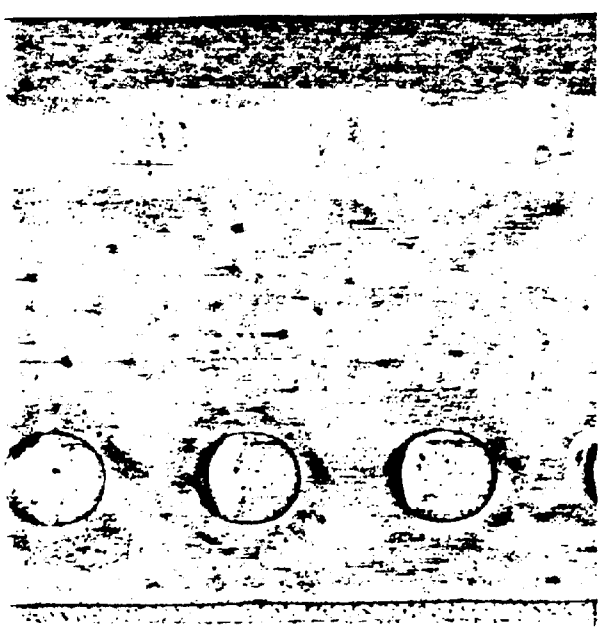
TO

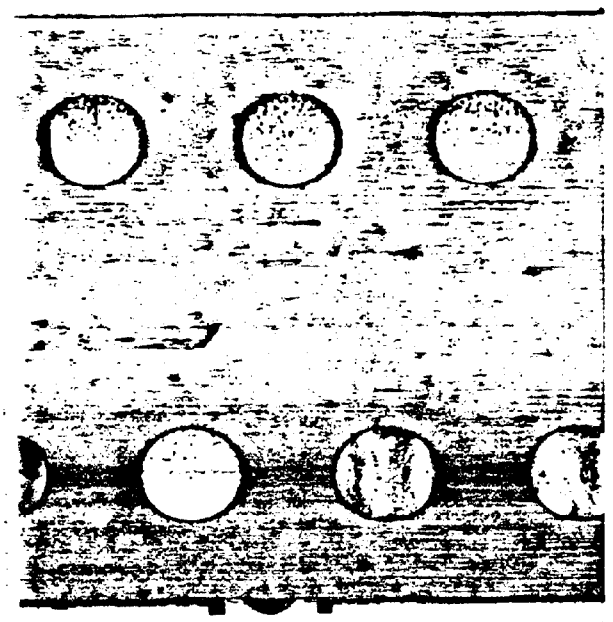
JAMES V. HUNT, JR. AND WIFE,
ELIZABETH S. HUNT

4535 09/05 0101 02CHECK 1723.95

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10179 PG 561

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
				CAM1

463500.00
CON TX 1714.95
PRFEE 1.00
WDEED 8.00
TOTAL 1723.95
CHECK 1723.95

09/05/96 01 10:07 0001 4535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221585
IDENTIF. # REFERENCE

96 SEP -5 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027036