OFF REC

Bck 36 Pg 10

BOOK 10503 PG 937

97 JUN 24 PM 2:51
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0319241
IDENTIF. + REFERENCE

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
CORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED

Name and Address of New Owner:
Richard M. Hunt and Janice K. Hunt
132 Wentworth Avenue
Nashville, Tennessee 37215

Send Tax Bills To:
PHH Mortgage Services - Attn: Tax Dept.
6000 Atrium Way
Mt. Laurel, NJ 08054

Street Address of Subject Property:
132 Wentworth Avenue
Nashville, Tennessee 37215

Map-Parcel No:
Map 116-16-0-B
Parcel 20.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LESLIE LATRACE CARTER AND HUSBAND, STEPHEN PRICHETT CARTER**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **RICHARD M. HUNT AND WIFE, JANICE K. HUNT**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Book 6657, page 683, Book 6684, page 243, as amended in Book 6820, page 732, 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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are

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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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 20th day of June, 1997.

LESLIE LATRACE CARTER BY STEPHEN PRICHETT CARTER AS ATTORNEY IN FACT

By:

STEPHEN PRITCHETT CARTER

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 20th day of June, 1997, before me personally appeared Stephen Prichett Carter to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE Douglas A. Bruce My Commission Expires January 24, 1999 State of Tennessee

Notary Public

My Commission Expires:_____

OFF REC

BOOK 10503 PG 939

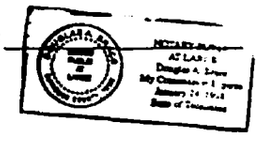
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersiged, a Notary Public in and for said County and State, the within named Stephen Prichett Carter, 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 on behalf of Leslie Latrace Carter as her Attorney-in-Fact, as the free act and deed of the within named Leslie Latrace Carter.

Witness my hand this 20th day of June, 1997.

Notary Public

My Commission Expires:



6807 06/24 0101 03CHECK 1367.13

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $364,900.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 1997.

NOTARY PUBLIC

My commission expires:_____



OFF REC

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Second Revision of The Iroquois of Nashville of record in Plat Book 6900, pages 61 and 62, and Surveyor's Certificate of Correction of record in Book 7146, page 341, in said Register's Office, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Leslie Latrace Carter and husband, Stephen Pritchett Carter, by Deed from Rochford Realty and Construction Co., Inc., of record in Book 8878, page 674, Register's Office for Davidson County, Tennessee.

TOGETHER WITH a perpetual and exclusive easement to allow for the construction, maintenance and use of a driveway to serve Lot 20, The Iroquois of Nashville, Second Revision, said easement being over a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as a portion of Lot 19, The Iroquois of Nashville, Second Revision, of record as Book 6900, pages 61 and 62, Register's Office for said County, said portion being more particularly described as commencing at the southeastern corner of the said Lot 19; thence North 60 deg. 29 min. 56 sec. West along the southern boundary of said Lot 19, a distance of 79.00 feet to a point; thence South 66 deg. 18 min. 52 sec. East, a distance of 75.73 feet to a point in the eastern line of the said Lot 19; thence South 4 deg. 02 min. 02 sec. West, a distance of 8.50 feet to the point of beginning.

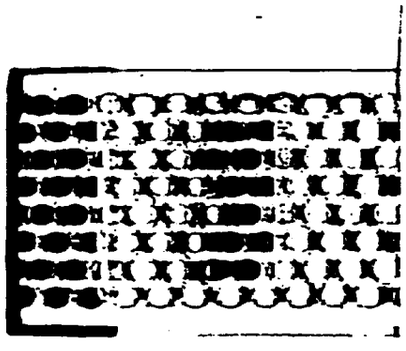
Said easement being the same as conveyed to Leslie Latrace Carter and husband, Stephen Pritchett Carter, by Deed of Easement from Lester L. Porter, III, unmarried, of record in Book 8878, page 681, Register's Office for Davidson County, Tennessee.

TOGETHER WITH a perpetual and exclusive easement to allow for the construction, maintenance and use of heating and air conditioning equipment and concrete pad ("the installation") to serve Lot 20, The Iroquois of Nashville, Second Revision, said installation being over a tract or parcel of land in Davidson County, Tennessee, described as being a part of Lot 21 on the Second Revision of The Iroquois of Nashville, of record in Book 6900, pages 61 and 62, in said Register's Office, more particularly described as follows:

Commencing at a P.K. nail in the curb of Wentworth Avenue (private street), being the common front corner of Lots 20 and 21 on said plan; thence with the common line, South 85 deg. 28 min. 49 sec. East, a distance of 40.0 feet to the true point of beginning; thence, continuing with the common line, South 85 deg. 28 min. 49 sec. East a distance of 15.00 feet; thence, leaving the common line, South 04 deg. 31 min. 11 sec. West a distance of 1.00 feet; thence North 85 deg. 28 min. 49 sec. West a distance of 15.00 feet; thence North 04 deg. 31 min. 11 sec. East a distance of 1.00 feet to the true point of beginning.

Said easement being the same as conveyed to Leslie Latrace Carter and husband, Stephen Pritchett Carter, by Deed of Easement from Rochford Realty and Construction Co., Inc., of record in Book 8878, page 677, Register's Office for Davidson County, Tennessee.

OFF REC



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

BOOK 10503 PG 941

RECEIVED OF _____

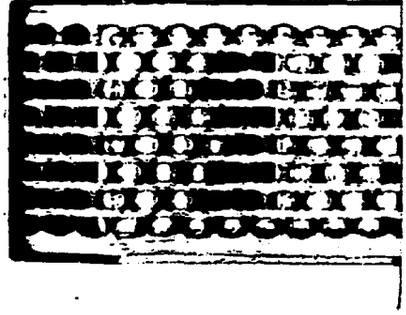
FOR _____

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 364900.00
CON TX 1350.13
PRFEE 1.00
WDEED 16.00
TOTAL 1367.13
CHECK 1367.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/24/97 01 14:34 0001 6807



031924

IDENTIF. # REFERENCE

97 JUN 24 PM 2:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166635