Mail BOOK 10591 PG 265

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Christopher A. Ayers, et ux 516 Thomas Jefferson Circle Madison, TN 37115	Same as New Owner	Map 34-5-A Parcel 37CO Field Book GO 20624

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EVELYN L. HUNNICUTT, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CHRISTOPHER A. AYERS and wife, LATRESHA AYERS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 37 as shown on the Plan of Monticello Manor which is of record in Book 6250, page 551, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said unit.

INCLUDED in the above description, but EXCLUDED herefrom are the exterior walls of said unit as set forth in an instrument of record in Book 6643, page 958, said Register's Office and corrected in Book 7824, page 91, said Register's Office.

BEING the same property conveyed to Evelyn L. Hunnicutt, a single woman, by deed from Delores Jean Mantlo, a single woman, of record in Book 10102, page 181, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 516 Thomas Jefferson Circle, Madison, TN 37115.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Registration of Covenants, Conditions and Restrictions of record in Book 6643, page 958, said Register's Office, and corrected in Book 7824, page 91, said Register's Office.

3. Any and all matters as they may appear on the Plan of record in Book 6250, page 551, said Register's Office.

4. By-Laws of Monticello Manor Homeowner's Association of record in Book 6643, page 950, said Register's Office.

5. Articles of Incorporation of Monticello Manor Homeowner's Association, Inc. of record in Book 6643, page 966, said Register's Office, and corrected in Book 7824, page 91, said Register's Office.

6. Designation of Registered Agent of Monticello Manor Homeowner's Association, Inc. of record in Book 6643, page 971, said Register's Office.

7. Dedication of Common Areas for Monticello Manor Homeowner's Association of record in Book 6716, page 749, said Register's Office and re-recorded in Book 6717, page 362, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 29 day of Aug., 1997.

"GRANTOR"

Evelyn L. Hunnicutt
EVELYN L. HUNNICUTT, a single woman

"GRANTEES"

Christopher A. Ayers
CHRISTOPHER A. AYERS

Latresha Ayers
LATRESHA AYERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVELYN L. HUNNICUTT, a single woman, and CHRISTOPHER A. AYERS and wife, LATRESHA AYERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29 day of Aug., 1997.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

Christopher A. Ayers
Affiant

Sworn to and subscribed before me, this the 29 day of Aug., 1997.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

97 SEP 8 AM 8:10
FELIX Z. DAVIDSON
REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
034 3818

692 09/09/97 01:01 03CHECK 260.60

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

RECEIVED OF _____

FOR _____

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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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

09/03/97 01 08:13 0001 3602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03438 18
IDENTIF. & REFERENCE

97 SEP -3 AM 8:10

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1193[illegible]