BOOK 10912 PG 915

18-B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **April, 1998** between JAMES M. HUNTER and RUBY LYNN HUNTER, HUSBAND AND WIFE, GRANTORs, and DAVID W. BUCK, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES M. HUNTER and RUBY LYNN HUNTER, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DAVID W. BUCK, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3303 PERCY PRIEST DRIVE, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: James M. Hunter
JAMES M. HUNTER Signature of Seller

Ruby Lynn Hunter
RUBY LYNN HUNTER

98 MAY -4 PM 12:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0432850

JOINTLY & REFERENCE

BOOK 10912 PG 916

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES M. HUNTER and RUBY LYNN HUNTER, HUSBAND AND WIFE, 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 **30th** day of **April, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DAVID W. BUCK, UNMARRIED ~~and~~
3303 Percy Priest Dr
Nashville TN 37217

Property Address:

3303 PERCY PRIEST DRIVE
NASHVILLE, TN 37217

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
Po Box 10212
Van Nuys, Ca 91410-0212

Map & Parcel #: MAP 096-16-0, PARCEL 145

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$61,700.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

David W Buck
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **April, 1998.**

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A'

BEING Lot No. 251-A on the Zone Lot Division of Lots 248, 249, 250, 251, 252 and 253 on the Plan of Larchwood Section III, of record in Plat Book 5200, page 540, and as amended in Book 6250, page 524, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to JAMES M. HUNTER, by Deed from SECRETARY OF HUD, of record in Book 8089, page 183, Register's Office for DAVIDSON County, Tennessee, the said JAMES M. HUNTER having since conveyed an interest as tenants by the entirety to his wife, Ruby Lynn Hunter, through Harold Reeves, Trustee, by Quitclaim Deed of record in Book 9644, page 912, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 096-16-0, PARCEL 145, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 488.05).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 540, said Register's Office, which plan includes a 25-foot minimum building setback line from PERCY PRIEST DRIVE; a 10-foot public utility and drainage easement; and a 2.5 x 30' utility anchor easement on the northeast corner of said lot.

3. Restrictive Covenants recorded in Deed Book 6076, Page 66, as amended in Book 6122, page 482, Register's Office for DAVIDSON County, Tennessee.

1926 05/04 01:01 03CHECK 241.29

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10912 PG 918

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 61700.00
				CON TX 228.29
				PRFEE 1.00
				WDEED 12.00
				TOTAL 241.29
				CHECK 241.29
			05/04/98 01	12:48 0001 1926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432850
IDENTIF. & REFERENCE

98 MAY -4 PM 12:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1288000