This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Steve Vandevender
213 Upwind Court
Nashville, TN 37217

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 81-2
PARCEL 402

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, THE HUNTER GROUP, INC. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steve Vandevender, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos. 162 and 163 on the Plan of Town of McGavock, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to THE HUNTER GROUP, INC., by deed from C & D SAFETY CO., INC. of record in Book 9770, Page 94, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1999 have been assumed by Grantee.

This is improved property known as 1401 9th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steve Vandevender, unmarried, his heirs and assigns, forever; and THE HUNTER GROUP, INC. does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this the 6th day of January, 1999.

THE HUNTER GROUP, INC.

William Edward Hunter, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William Edward Hunter as President of THE HUNTER GROUP, INC., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President 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 and official seal at Nashville, Tennessee, this the 6th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 100,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

05361110

IDENTIF. → REFERENCE

JAN 12 PM 3:33

2027 01/12 0101 03CHECK 381.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

MAMT
100000.00

BOOK 11294 PAGE 924

ERR CO
MAMT
100000.00-
CAMT
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 381.00
CHECK 381.00

01/12/99 01 15:34 0001 2027

99 JAN 12 PM 3:33

0536110
IDENTIF. ↑ REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411479