025-03-0 002.00
025-03-0 003.00

BOOK 11454 PG. 391

Warranty Deed

Warranty Deed made on the 16th day of April, 1999, by me, Gerald M. Hunt, un-remarried widower of Eve K. Hunt (a/k/a Eva K. Hunt) Grantor, of 520 Moncrief Avenue, Goodlettsville, Tennessee 37072, to The Gerald M. Hunt Living Trust, a Revokable Living Trust, Gerald M. Hunt, Trustee, Grantee.

I convey to Grantee the following tracts of land in Davidson County, State of Tennessee, to wit:

Tract Number One

Being Lot No. 71 and the north part of Lot 70 on the Second Revision of the Moncrief Subdivision, being the north part of the Allen Mathes land at Goodlettsville, Tennessee, not of record, described according to a survey made March 3, 1963 by Stephen A. Draper, Surveyor, and to a survey of said part of Lot No. 70 made February 9, 1963, by Robert L. Sylar, Surveyor, described together as follows, to wit:

Beginning at a pin on the westerly margin of Moncrief Avenue at the northeast corner of Lot No. 70 conveyed to Kirby Clifton, Jr., and wife, by deed from W.C. Moncrief & Company, Inc., of record in Book 3104, Page 160, Register's Office for said County; thence North 74 degrees 45' West 133.3 feet to an iron pin; thence North 36 degrees 30' West 63.6 feet to an iron pin in the line between said lots Nos. 70 and 71; thence with the line between said Lots, North 61 degrees 46' West 660.7 feet to a point; thence North 7 degrees 37' West 8 feet to an iron pin; thence Westwardly 346 feet; thence North 29 degrees 14' East 239.7 feet to the southwest corner of Lot 72 conveyed to C. Ernest Freeman and wife, by deed from Raymond H. Womack and wife, of record in Book 2884, Page 611, said Register's Office; thence, with the line between said Lots Nos. 71 and 72, South 61 degrees 46' East 1,124 feet to an iron pin in the westerly margin of said Drive; thence, with same, southwardly 105.6 feet to the beginning.

Being the same property conveyed to Gerald M. Hunt and Wife, Eve K. Hunt, by Deed from Thomas K. Kuykendall and Wife, Willie W. Kuykendall of record in Book 3505, Page 397, Register's Office for said County.

Said premises are conveyed subject to the restrictions of record in Book 2495, Page 217, said Register's Office as to Lot No. 71; to restrictions of record in Book 3104, Page 160, said Register's Office as to Lot 70; and also subject to such taxes that remain unpaid.

[illegible] 14.00

Tract Number 2

Being Lot No. 70 on the Second Revision of the Moncrief Subdivision of the North part of the Allen Mathes Lands at Goodlettsville, according to a survey made by Stephen A. Draper, Surveyor, on March 3, 1953.

Said Lot No. 70 fronts 102.5 feet on the west side of Moncrief Avenue and runs back between parallel line No. 61 degrees 46' West and shows 785.5 feet on the South line and 838 feet on the North line, and measures 123.4 feet on the rear line.

Being the same property conveyed to Gerald M. Hunt and Wife, Eva [sic] K. Hunt, by Deed from Thomas K. Kuykendall and Wife, Willie W. Kuykendall, as of record in Book 3618, Page 149, Register's Office for said County.

I covenant that I am seized and possessed of the described tracts of property, and have a right to convey them, and I warrant the title against all persons whomsoever.

This conveyance is made subject to restrictive covenants in instrument as of record in Book 3104, Page 160, Register's Office for said County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Send tax statements to: Gerald M. Hunt
520 Moncrief Avenue
Goodlettsville, Indiana 37072

IN WITNESS WHEREOF, I have set my hand on the day and year first above written.

G M Hunt

Gerald M. Hunt
Un-remarried Widower of Eve K. Hunt (a/k/a Eva K. Hunt)

STATE OF Indiana)
COUNTY OF Monroe :)

Before me, the undersigned, a Notary Public, in and for said County and State this 16th day of April 1999, personally appeared the within named, Gerald M. Hunt, and acknowledges the same to be his voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:
12/19/00

Tina L. McKeethen
Notary Public

Tina M. McKeethen
Printed Name

Resident of Spencer County,
State of Indiana

Legal Description Provided by Grantor

This document prepared by:

mail S. ANTHONY LONG LAW OFFICE, A Professional Corporation
301 West Main Street, Post Office Box 250, Boonville, Indiana 47601
Telephone: (812) 897-6868

AFFIDAVIT OF CONSIDERATION

I, Gerald M. Hunt, do hereby swear that there was no consideration for the conveyance represented by the deed attached hereto and that said deed was made for the purpose of conveying my real estate into a living trust.

G M Hunt
Gerald M. Hunt

STATE OF Indiana :)
)SS:
COUNTY OF Marrick :)

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Subscribed and sworn to before me. A Notary Public, in and for said County and State on this 16th day of April, 1999.

My Commission Expires:

12/19/00

Tina M. McKeethen
Notary Public

Tina M. McKeethen
Printed Name

Resident of Spencer County,
State of Indiana.

98054 1

REFERENCE

99 APR 30 AM 9:34

WILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.