18B

BOOK 11564 PAGE 190

This Instrument Prepared From
Information Furnished By The Parties

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 **23rd** day of **June, 1999** between WALTER H. CARTER, A MARRIED MAN, hereinafter called GRANTOR, and DUANE DANIEL HUNTER and CRYSTAL M. HUNTER, HUSBAND AND WIFE, hereinafter called GRANTEEs.

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, WALTER H. CARTER, A MARRIED MAN, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto DUANE DANIEL HUNTER and CRYSTAL M. HUNTER, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their 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 GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 860 HERITAGE CIRCLE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds HIMSELF, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTOR further covenants that this is not marital property, that it was purchased prior to his marriage as investment property and that his spouse has no interest whatsoever in and to the said property.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: _____
WALTER H. CARTER
Signature of Seller

REFERENCE

99 JUL -3 PM 12:43

REGISTER
DAVIDSON COUNTY, TN.

09321

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WALTER H. CARTER, A MARRIED MAN, 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 **23rd** day of June, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DUANE DANIEL HUNTER and CRYSTAL M. HUNTER, HUSBAND AND WIFE

860 HERITAGE CIRCLE
MADISON, TN 37115

Property Address:

860 HERITAGE CIRCLE
MADISON, TN 37115

Person Responsible for Taxes:

Map & Parcel #: MAP 42-7-A, PARCEL 68

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 **$66,200.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **June, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

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

EXHIBIT 'A'

Land n Davidson County, Tennessee, being Lot No. 230 on the Revised Plan of Heritage Square, Phase Two, of record in Book 5200, page 378, Register's Office for said County, to which plan reference is made for a complete legal description.

BEING the same property conveyed to WALTER H. CARTER, A MARRIED MAN, by WARRANTY Deed from SHERRY S. HOLT ET VIR, of record in Book 7333, page 195, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years (MAP 42-7-A, PARCEL 68).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 378, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Declaration of Covenants, Conditions and Restrictions and the By-Laws set forth therein, of record in Book 5752, page 884, Register's Office for DAVIDSON County, Tennessee.

5. Deed of Trust from Walter H. Carter, unmarried, to William Boyd Smith, Trustee, of record in Book 8973, page 781, said Register's Office, to secure to AmSouth Bank of Tennessee the payment of one note dated May 27, 1993, in the original principal amount of $39,750.00, due and payable as set forth therein.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11564 PAGE 193

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

06093 21

IDENTIFICATION & REFERENCE

99 JUL -8 PM 12:43

REGISTER
DAVIDSON COUNTY, TN.

CO T	1200.00
MO TX	244.94
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	259.94
CHECK	259.94

STATE 55 CL 10:45 0001 9940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488308