WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 2000

Notary Public

MY COMMISSION EXPIRES: 8/27/2001 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Instr:200001200006807 Page: 1 OF 2
REC'D FOR REC 01/20/2000 12:00:48PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $103.60

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph O. McGehee (NAME)	New Owner (NAME)	MAP 16
2808 Lower Walker's Creek Rd (ADDRESS)	(ADDRESS)	PARCEL 265
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Homer C. Hunter and wife, Carol D. Hunter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph O. McGehee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Saddleback Farms, as of record in Plat Book 9700, Page 332, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Homer C. Hunter and Betty Jean Turner by deed from Saddleback Properties, Inc. of record in Book 11100, page 742, Register's Office, Davidson County, Tennessee. Betty Jean Turner conveyed all her right, title and interest in said property to Homer C. Hunter by quitclaim deed of record in Book 11755, page 226, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 10024, page 591, Book 10455, page 832, Book 10455, page 836, Book 10455, page 840 and Book 11003, page 852, said Register's Office.

Carol D. Hunter herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved (X)
This is improved ( ) property, known as Lot 3, Union Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 18th day of January, 2000

Homer C. Hunter

Homer C. Hunter

Carol D. Hunter

Carol D. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Homer C. Hunter and wife, Carol D. Hunter

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 18th day of January, 2000.

Commission expires _____

Notary Public

DAVIDSON COUNTY, TEN

My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public