Instr:200003090024608 Page: 1 OF 2
REC'D FOR REC 03/09/2000 3:21:35PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $658.60

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Kimberly P. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2000.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011037

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 340, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly P. Hunter	Southeastern Mortgage of TN, Inc.	Map 104-11-0
(NAME) 2106 Natchez Trace	(NAME) 115 29th Avenue South	Parcel 255.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, TERESA S. DENEEN, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY P. HUNTER , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly part of lot No. 76 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, a plan of which is of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot N. 76 fronts 50 feet on the easterly side of 28th Avenue South, now known as Natchez Trace in Nashville, Tennessee and extends back in an easterly direction between parallel lines 180 feet more or less to an alley.

Being the same property conveyed to Bartholomew Sbuttoni and wife, Dorothy Scott Sbuttoni by Warranty Deed from Bessie Lamb Marberry, a widow, dated March 28, 1968 and of record in Book 4223, page 129, Register's Office for Davidson County, Tennessee. The said Bartholomew Sbuttoni and wife, Dorothy Scott Sbuttoni having both since died. Probated Will of Record from Dorothy Scott Sbuttoni in Book 32, page 533, Register's Office for ~~Davidson~~ Williamson County, Tennessee.

Subject to all matters as shown on Plat Book 421, page 7, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 2106 Natchez Trace, Nashville, TN 37212
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 2nd day of March, 2000.

Teresa S. Deneen

Jeffrey L. Deneen

By:
Teresa S. Deneen, as Attorney-in-Fact

STATE OF TENNESSEE **COUNTY WILLIAMSON**

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Teresa S. Deneen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 2nd day of March, 2000.

Notary Public

My commission expires:_____

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

On this the 19th day of October, 1999, before me personally appeared Teresa S. Deneen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Jeffrey L. Deneen and is authorized by Jeffrey L. Deneen to execute this instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office this the 2nd day of March 2000.

Notary Public
My Commission Expires:_____