WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 2000

Notary Public

MY COMMISSION EXPIRES: 6-19-00
(AFFIX SEAL)

Instr:200005170049499 Page: 1 OF 3
REC'D FOR REC 05/17/2000 10:08:54AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $434.75

THIS INSTRUMENT WAS PREPARED BY

Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maren E. Wilker (NAME)	Bank of America Mortgage (NAME)	MAP- 161-10A
5301 Hunters Ridge (ADDRESS)	2059 Northlake Parkway (ADDRESS)	Parcel 74.00CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Michael T. Hurst, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAREN E. WILKER, UNMARRIED AS TO A ONE-HALF UNDIVIDED INTEREST AND MARVIN L. WILKER, MARRIED AS TO A ONE-HALF UNDIVIDED INTEREST AND WITH RIGHT OF SURVIVORSHIP 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. 93 on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to MICHAEL T. HURST, from EDWARD L. BLACK AND WIFE, EDITH M. BLACK, by warranty deed, duly recorded in the official records of the Registers office of Davidson County, Tennessee in Book 11002, Page 821.

2000 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when due and payable. Map 161-10-A Parcel 74CO Field Book No. 6DU-80238

All matters appearing on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, page 613, Register's Office of Davidson County, Tennessee.

Declaration of covenants, conditions and restriction of record in Book 6143, page 11, Register's Office of Davidson County, Tennessee.

Subject to T.V.A. easement as noted on Plan of record.

Subject to Rucker Family cemetery located behind subject property.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5301 Hunters Ridge, Nashville, Tennessee 37211
(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 my hand this 15th day of May 2000

Michael T. Hurst, unmarried

Mortgage Loan Inspection by John Kohl & Company, P.C., dated March 1, 1995 indicates the concrete drive serving subject property encroaches upon the 10 foot public utility and drainage easement along the easterly and southeasterly corner of said lot.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Hurst, unmarried

the bargainor _____, 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. Witness my hand and official seal at Franklin, Tennessee, this 15th day of May, 2000.

Commission expires _____

_____ Notary Public

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