THIS INSTRUMENT PREPARED BY:
JOHN M. RANKIN, JR.
155 Franklin Road
Suite 270
Brentwood, Tennessee 37027
615/377-9370

WARRANTY DEED

Instr:200008280084510 Page: 1 OF 2
REC'D FOR REC 08/28/2000 10:22:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $166.50

From:

To:

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
Steven D. Hunter	Same	Map 119
3862 Dobbins Road		Group 13
Springfield, TN 37122		parcel 146

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Forty Five Thousand Dollars and 00/100 ($45,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18 day of August, 2000.

Notary Public

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
5-30-04

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, Freddie Overstreet, as Grantor has bargained and sold, and by these presents do transfer and convey unto the said Steven D. Hunter, a married person, the Grantee herein, his 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. 38 on the Plan of College Heights Subdivision, recorded in Book 332, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to THOMAS P. HICKS, unmarried, and PAULINE M. ALBRECHT by deed from GREGORY ALLEN HAMPTON of record in Book 7443, page 904, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to THOMAS P. HICKS, unmarried, by deed of PAULINE M. ALBRECHT, unmarried, dated December 29, 1997, and of record in Book 10736, page 8, Register's Office of Davidson County, Tennessee; the said THOMAS P. HICKS having since died.

BEING all the same property conveyed to FREDDIE OVERSTREET by Quitclaim Deed from FREDDIE OVERSTREET, the duly appointed Executor of the Estate of THOMAS PAUL HICKS of record as Instrument No. 20005170049575, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property, known as 519 Timmons Street, Nashville, Tennessee, 37211.

Cynthia Lynne Overstreet, wife of Freddie Overstreet, hereby joins in and executes this deed for the purposes of conveying all rights she may have in the property by reason of her marriage to Freddie Overstreet, but for no other purpose.

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 Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And Grantors do further covenant and bind themselves, their 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.

WITNESS our hands this 18 day of August, 2000.

Cynthia L. Overstreet
CYNTHIA LYNNE OVERSTREET

Freddie Overstreet
FREDDIE OVERSTREET
Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **CYNTHIA LYNNE OVERSTREET and FREDDIE OVERSTREET,** 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 Brentwood, Tennessee, this 18 day of August, 2000.

Sally Elpers
Notary Public

SALLY ELPERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
5-30-04