Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2001.

Notary Public
My commission expires: 1-29-05

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer D. Pippin	Wells Fargo Home Mortgage	132-16-068
712 Desmond Drive	100 South Fifth Street	
Nashville, TN 37211	Minneapolis, MN 55402-1275	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James T. Hunt and wife, Melba H. Hunt, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer D. Pippin, hereinafter called the Grantee, their successors 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. 853 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, Page 66, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to James T. Hunt and wife, Melba H. Hunt by deed from Carolyn Fisher Batson Johnson, of record in Book 4910, Page 825, said Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 712 Desmond Drive, Nashville, TN 37211.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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 22nd day of May, 2001.

James T. Hunt

Melba H. Hunt

Davidson County DEEDWARR
Recvd: 05/30/01 09:23 2pgs
Fees:11.00 Taxes:525.40

20010530-0055585

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James T. Hunt and Melba H. Hunt, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 22nd day of May, 2001.

Catherine R. Vass

Catherine R. Vass

My Commission expires: 5/30/2004

