File in Box No. 19 B

WARRANTY DEED

#01-5-56-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,500.00

James T. Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2001

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES T. HUNT	"NEW OWNERS"	MAP 160-03
(NAME)	(NAME)	
5365 Anchorage Court		PARCEL 107
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, CLARENCE B. BIRDSONG, JR., AND WIFE, JUNE ADAIR BIRDSONG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES T. HUNT AND WIFE, MELBA H. HUNT

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. 321 on the Plan of Hailey-Wood Estates, Section 8-E and B, as of record in Book 3700, Page 54, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the southerly margin of Anchorage Court at the corner of Lots Nos. 320 and 321; thence, along the line of said Lots, South 198.3 feet; thence, West 72.05 feet to an iron pin with caps; thence, North 5 degrees 12 minutes East 185.08 feet to the corner of Lots Nos. 321 and 322; thence, easterly with the line of said Lots, 110.1 feet to the West margin of Anchorage Court; thence, around a curve in a southeasterly direction, 34.9 feet to the BEGINNING.

BEING the same property conveyed to Clarence B. Birdsong, Jr., and wife, Frances J. Birdsong, by Deed from Hendley and Whiteside Builders, Inc., of record in Book 4360, Page 565, Register's Office for Davidson County, Tennessee. The said Frances J. Birdsong having since died.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

June Adair Birdsong, spouse of the above named Clarence B. Birdsong, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 5365 Anchorage Court, Nashville, TN 37220
(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 29th day of May, 2001

Clarence B. Birdsong, Jr.
CLARENCE B. BIRDSONG, JR.

June Adair Birdsong
JUNE ADAIR BIRDSONG

Davidson County DEEDWARR
Recvd: 05/30/01 13:14 2pgs
Fees:11.00 Taxes:593.85

20010530-0055832

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 CLARENCE B. BIRDSONG, JR., AND WIFE, JUNE ADAIR BIRDSONG

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 Brentwood, Tennessee, this 29th day of May, 2001.

Commission expires May 28, 2003

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 _____, _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

Notary Public