This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jeffrey H. Hunter
5036 Brevity Lane
Nashville, Tennessee 37220

Davidson County DEEDWARR
Recvd: 07/20/01 08:59 2pgs
Fees:13.00 Taxes:671.55
20010720-0076997

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane, Suite 100
Virginia Beach, VA 23462

MAP **146-12**
GROUP
PARCEL **120**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James E. Spencer, III and wife, Abigail H. Spencer,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Jeffrey H. Hunter, unmarried**, hereinafter called the "GRANTEE", 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 all of **Lot No. 208** on the Plan of **Section Two, Crieve Hall Estates**, according to survey and plat of same appearing of record in Plat Book 2133, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 208 fronts 130 feet on the broken easterly margin of Brevity Lane and extends back 188.7 feet on the northerly line and 209.3 feet on the southerly line to a dead line in the rear, measuring 112 feet thereon.

Being the same property conveyed to James E. Spencer, III and wife, Abigail H. Spencer by deed from David M. Stamps and spouse, Sarah Beckman Stamps of record in Book 11578, page 587, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as **5036 Brevity Lane, Nashville, Tennessee 37220.**

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 16th day of July, 2001.

James E. Spencer, III

Abigail H. Spencer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James E. Spencer, III and wife, Abigail H. Spencer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of July, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $181,500.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of July, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004