PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 42848
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/05/01 10:20 2pgs
Fees:13.00 Taxes:1572.50
20010905-0095807

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James S. Hunt Patricia K. Hunt 233 Cargile Lane Nashville, TN 37205	Union Planters Bank, NA 2019 Richard Jones Road, Ste. 300 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 116-13-D-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 425,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laurence Perry Ramsey and spouse, Susan Lynn Ramsey,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James S. Hunt and spouse, Patricia K. Hunt,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Joycelyn Manor, Section Revision, Revised Plat of record in Book 6900, Page 180, Register's Office for said County.

Said Lot No. 18 fronts 46.91 feet on the northerly margin of Cargile Lane and extends back 145.62 feet on the southwesterly line and 223.55 feet on the easterly line to a broken line in the rear, measuring 145.00 feet thereon.

Being the same property conveyed to Laurence Perry Ramsey and wife, Susan Lynn Ramsey by deed from R. C. Development Company, a partnership of record in book 7773, Page 153, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 180, said Register's Office, which Plan shows a 20 foot minimum building setback line from Cargile Lane, together with a designated building site and a 10 foot easement for public utility purposes along the front line(s); A 15 foot landscape easement along the rear line, and a 10 and 5 foot public utility and drainage easement along the rear and southwesterly lines of said lot, respectively; The Declaration of Covenants, Conditions and Restrictions of record in Book 6950, Page 128, Book 7008, Page 333, Book 7132, Page 755, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 233 Cargile Lane, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2001.

Laurence Perry Ramsey **Susan Lynn Ramsey**

State of Tennessee
County of Davidson

On this 31st day of August, 2001, before me the undersigned authority, personally appeared **Laurence Perry Ramsey** and **Susan Lynn Ramsey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 425,000.00

Affiant

Sworn and subscribed before me on the 31st day of August, 2001.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003