Davidson County DEEDWARR
Recvd: 10/17/01 09:05 3pgs
Fees:18.00 Taxes:254.93

20011017-0112958

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **October, 2001, by and between ETHEL LEE BIGGS HUNTER, A MARRIED WOMAN, hereinafter called Grantor, and RONNIE D. CALHOUN and REGINA J. CALHOUN, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ETHEL LEE BIGGS HUNTER, A MARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto RONNIE D. CALHOUN and REGINA J. CALHOUN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4461 CATO ROAD, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and bind herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

Porter Hunter, husband of ETHEL LEE BIGGS HUNTER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Ethel Lee Biggs Hunter
ETHEL LEE BIGGS HUNTER
Signature of Seller

Porter Hunter
Porter Hunter, Husband

INDIVIDUAL
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 bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **October, 2001.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RONNIE D. CALHOUN and REGINA J. CALHOUN, HUSBAND AND WIFE

4461 CATO ROAD
NASHVILLE, TN 37218

Property Address:

4461 CATO ROAD
NASHVILLE, TN 37218

Person Responsible for Taxes:
UNION PLANTERS BANK, N.A.
7130 GOODLETT FARMS PARKWAY
CORDOVA, TN 38018

Map & Parcel #: MAP 57, PARCEL 72

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$68,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

x Ronnie D Calhoun
Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **October, 2001.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in the 13th District, formely the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, September 10, 1960, as follows:

Beginning at a point at the southeast corner of the property conveyed to Jerry W. Carman, and wife, Theresa G. Carmanm by deed from Bethel P. Carman and wife, Celia C. Carman, of record in Book 3136, Page 425, Register's Office for said County; thence South 30 degrees West 250 feet; thence North 87 degrees 30 minutes West 355 feet; thence North 15 degrees East 255 feet to said Carman's Southwest corner; thence with said Carman's southern boundary line South 87 degrees 30 minutes East 300 feet to the beginning, containing 1.857 acres, more or less.

BEING the same property conveyed to JAMES E. BIGGS AND WIFE, ETHEL LEE BIGGS, by Deed from JERRY W. CARMAN & WIFE THERESA G, of record in BOOK 5161, PAGE 277, Register's Office for DAVIDSON County, Tennessee. The said James E. Biggs having since died on 11-16-78, the property vests by operation of law in his surviving spouse, Ethel Lee Biggs. Ethel Lee Biggs has remarried and is now Ethel Lee Biggs Hunter.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 57, PARCEL 72).

2. Unrecorded easements for roads and utilities, if any.