FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF November 20 01

Notary Public

MY COMMISSION EXPIRES: 11/29/05
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/03/01 13:11 2pgs
Fees:13.00 Taxes:358.53
20011203-0132345

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jan Al-Hasnawi	Columbia National Incorporated	MAP 119-14
(NAME)	(NAME)	
2916 Simmons Avenue	P.O. Box 3050	PARCEL 40
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Columbia, MD 21045-6050	
(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, Xavier H. Hunt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Jan Al-Hasnawi and Grant F. Carruth, both married

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. 31 of Block D on the Map of part Two Woodbine Courts, described according to a copy of a survey thereof made by Blanchard and Parrish, Engineers, as follows:

Beginning at a point in the easterly margin of Simmons Avenue, the corner of Lots Nos. 31 and 32; thence with the line between said lots easterly 150 feet to the west line of Lot 30; thence with the line between lots 30 and 31, northerly 109 feet to the south margin of Tanksley Avenue; thence with the line of the same, westerly 98.9 feet to a concrete monument at the beginning of a curve; thence around said curve, southwesterly 79.6 feet to the easterly margin of Simmons Avenue; thence with the margin of the same, southerly 57.9 feet to the beginning.

BEING the same property conveyed to William E. Hunt and wife, Xavier H. Hunt by deed from Richard B. Simmons and wife, Martha E. Simmons, of record in Book 2449, Page 507, Register's Office for said County. The said William E. Hunt now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 1163, Page 441, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2916 Simmons Avenue, Nashville, TN 37211
(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 my hand this 30th day of November, 20 01

Xavier H. Hunt by Mary H. Drake
her attorney in fact

Xavier H. Hunt

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____
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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____
Notary Public

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, Marijo H. Archie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Xavier H. Hunt as her Attorney in Fact as the free act and deed of the within named Xavier H. Hunt.

Witness my hand and official seal at Nashville, Tennessee the 30th day of November, 2001.

My Commission Expires: 1/29/05

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors.

Durable General Power of Attorney of record in Instrument 200108280092987, said Register's Office. Xavier H. Hunt and Xavier Holzapfel Hunt being one in the same person.