Davidson County DEEDWARR
Recvd: 01/17/02 08:57 2pgs
Fees:13.00 Taxes:173.90

20020117-0006912

**WARRANTY DEED**

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 22L-010348

MORTGAGEE:

_____
_____
_____

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $47,000.00.

Jerry Hunt
Affiant

Sworn to and subscribed before me on this the 11th day of January, 2002.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 6-2-05

| Address New Owner: | Send Tax Bills to: | Map-Parcel |
|---|---|---|
| Mr./Ms. Jerry Hunt | Same as Owner | 082-08-0 097.00 |
| 838 Seymour Avenue | | |
| Nashville, TN 37206 | | |

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JAMES R. SHOEMAKER and wife, BETTY SHOEMAKER**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JERRY HUNT and wife, DEBORAH HUNT**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN being Lot No. 9, Block A on the Map of the Nashville Trust Company's Subdivision of the A. W. Shryer Property as of record in Book 843, Page 25, of the Registers' Office for Davidson County, TN. Said Lot No. 9 fronts 50 feet on the Southerly side of Seymour Avenue and runs back between lines 177 feet 6 inches on the Easterly line and 176 feet 9 inches on the Westerly line to a dead line on which it measures 50 feet.

BEING the same property conveyed to NANNIE SHOEMAKER by Deed dated November 19, 1941 from FRANK F. BRUER, JR. and wife, KATHERINE BRUER and recorded in Book 1195, Page 627, said Registers' Office. The said Nannie Shoemaker having died and by Last Will and Testament recorded in Book 8486, Page 550, said Register's Office, the within-described property having been willed to James R. Shoemaker.

The said Betty Shoemaker joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to the said James R. Shoemaker.

This is improved property known as 838 Seymour Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 11th day of January, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JAMES R. SHOEMAKER

BETTY SHOEMAKER

STATE OF TENNESSEE

COUNTY OF SUMNER

**BEFORE** me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES R. SHOEMAKER and wife, BETTY SHOEMAKER, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Hendersonville, Tennessee, this the 11 day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 6-7-05