Davidson County DEEDWARR
Recvd: 03/04/02 16:24 2pgs
Fees:13.00 Taxes:518.00
20020304-0027094

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 140000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF February, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18065sp

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
2414 Winford Avenue Nashville, TN 37211	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	118-8-103.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Amos L. Davenport, Trustee** will full power to sell, transfer and convey without the joinder of any beneficiary, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Brian P. Hunter and wife, Charlotte S. Hunter,** 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, Tennessee, being Lot No. 158, on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amos L. Davenport, Trustee UTD, April 20, 1994, by deed from Homeside Properties, LLC, of record in Instrument No. 20011207-0134909, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements; and
4. Charter of Hunter Enterprises, Inc., of record in Book 9208, page 62, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2414 Winford Avenue, Nashville, TN 37211.

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 GRANTORS do covenant

with the said GRANTEES that they are lawfully seized 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; 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 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 our hands this 28th day of February, 2002.

Amos L. Davenport

Amos L. Davenport, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On 2-28, 2002, before me personally appeared Amos L. Davenport, Trustee to me know (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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 28th day of February, 2002..

Amy E. Adams

NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.