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Davidson County DEEDWARR
Recvd: 10/03/02 13:40 3pgs
Fees:18.00 Taxes:1202.50

20021003-0120812

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Keel Hunt, et ux	Union Planters Bank	Map 131-7 B
4400 Belmont Park Terrace # 250	2019 Richard Jones Road Nashville, TN 37215	Parcel 250.00
Nashville, TN 37215		

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Stephanie Ann Brooks** and **Jess Wayne Smith, IV**, as co-executors of the Estate of Virginia O. Smith-Batts and **Stephanie Ann Brooks** and **Jess Wayne Smith, IV**, each as individuals (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Keel Hunt and wife, Marsha Mason Hunt,** (herein referred to as "Grantees"), Grantee's heirs, successors and assigns, a certain tract or parcel of land located in **Davidson** County,Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building Site 250, on the plan of Arden Place, Section X, of record in Book 5210 at page 218, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Virginia O. Smith-Batts by quitclaim deed from William O. Batts, Jr., of record in Book 7586, page 857, Register's Office for Davidson County, Tennessee. Virginia O. Smith-Batts devised said property to Stephanie Ann Brooks and Jess Wayne Smith by Last Will and Testament, of record in Imaging No. 4573\843882 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) (02P-1359).

This description is the same as used in the last deed of record.

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

1. Taxes for the year 2002, a lien, but not yet due and payable;

2. Matters shown on the Plan of Record in Book 5210, page 218, Register's Office for Davidson County, Tennessee;

3. Charter of record in Book 4749, page 634, Register's Office for Davidson County, Tennessee;

4. Warranty Deed for Common Area of record in Book 5516, page 688, Register's Office for Davidson County, Tennessee; and

5. Declaration of covenants, conditions and restrictions of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, and Book 5514, page 636, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 250 Arden Place, Nashville, TN 37215.

Each Grantor represents and warrants that this property is not the residence or homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, excepts as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 30 day of September, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT

Notary Public

My commission expires:

WITNESS our hands this 30 day of September, 2002.

Stephanie Ann Brooks, individually and as co-executor of the Estate of Virginia O. Smith-Batts

Jess Wayne Smith, IV, individually and as co-executor
of the Estate of Virginia O. Smith-Batts

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, **STEPHANIE ANN BROOKS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a co-executor of the Estate of Virginia O. Smith-Batts and that she as such co-executor and as an individual, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of September, 2002.

David A. Childress
Notary Public

My Commission Expires: 7/26/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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, **JESS WAYNE SMITH, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a co-executor of the Estate of Virginia O. Smith-Batts and that he as such co-executor and as an individual, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of September, 2002.

David A. Childress
Notary Public

My Commission Expires: 7/26/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN