Davidson County DEEDWARR
Recvd: 12/13/02 14:46 2pgs
Fees:13.00 Taxes:388.50

20021213-0154036

WARRANTY DEED

P-RM-02-302

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF November, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(AFFIX SEAL)

ANN M. FROST NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin D. Frost	SunTrust Bank	
302 Huntington Ridge Drive (ADDRESS)	(NAME) 201 Fourth Avenue/7th Floor (ADDRESS)	161-11-A-151CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZP)	Nashville, TN 37219 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDWARD L. HUNNICUTT, JR. AND WIFE, LINDA A. HUNNICUTT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BENJAMIN D. FROST, AN UNMARRIED MAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, TN, described as Unit 151 Huntington Ridge Townhouses, a Condominium, a Horizontal Property Regime, located on Huntington Ridge Drive, Davidson County, TN, as shown on the plat of Huntington Ridge Townhouses, Condominium apartments, recorded in Plat Book 4675, page 9, said Register's Office, and described in a Master Deed recorded in Book 4729, page 687, as amended in Book 4889, page 905, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Huntington Ridge Townhouses, Condominium Apartments contained in the Master Deed recorded in Book 4729, page 687, as amended in Book 4889, page 905, and By-Laws recorded in Book 7423, page 762, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Edward L. Hunnicutt and Linda A. Hunnicutt by Deed from Cheryle Kelly Murdock f/k/a Cheryle A. Kelly and husband, Steve Murdock dated 11-15-1999 in record Book 11746, Page 922, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 302 Huntington Ridge Drive, Nashville, Tennessee 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/our hand(s) this 22nd day of November, 2002.

Edward L. Hunnicutt, Jr.

Linda A. Hunnicutt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Edward L. Hunnicutt, Jr. and wife, Linda A. Hunnicutt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 2002.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted 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 _____.

Witness my hand and official seal at office at _____ on this the 22nd day of November, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800