THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075
(615) 822-5700

Davidson County DEEDWARR
Recvd: 03/03/03 09:23 2pgs
Fees:13.00 Taxes:462.50
20030303-0027247

WARRANTY DEED

New Owner:	*Send Tax Billys To:*	*Map & Parcel:*
Billy Hunter & wife,	**Billy Hunter & wife,**	**72-13-381**
Sharon D. Hunter	**Sharon D. Hunter**	**72-13-382**
	1308 Gallatin Avenue	
	Nashville TN 37206	

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENNETT ENTERPRISES, a Tennessee Limited Partnership, acting by and through its General Partner, JEANNETTE BENNETT**, hereinafter referred to as "*Grantor*", has this day bargained and sold, and does hereby transfer and convey unto the said **BILLY HUNTER and wife, SHARON D. HUNTER**, hereinafter referred to as "*Grantees*", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT ONE: Land in Davidson County, Tennessee, being the easterly part of Lot No. 23, on the Map of Trevecca Subdivision of Renraw of record in Book 421, Pages 72 and 73, Register's Office for said County, described as follows:

BEGINNING at the northwest corner of the Gallatin Pike and Douglas Avenue; thence with the margin of Douglas Avenue, westerly 110 feet to a stake; thence northerly 79-1/2 feet to the line between Lots Nos. 22 and 23; thence with the line between said lots, easterly 110 feet to the westerly margin of the Gallatin Pike; thence with the margin of the same, southerly 46 feet 2 inches to the beginning.

TRACT TWO: Land in Davidson County, Tennessee, being the westerly part of Lot No. 23 on the map of Trevecca Subdivision of Renraw, as of record in Book 421, Pages 72 and 73, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Douglas Avenue at a point 110 feet westerly from the westerly margin of the Gallatin Road, being R.H. Wright's southwest corner; thence with the northerly margin of said avenue, westerly 68 feet 10 inches to the southwest corner of said Lot No. 23 on the easterly margin of an alley; thence with the easterly margin of said alley, northerly 100 feet to the corner of Lots Nos. 22 and 23 on said plan; thence easterly with the line between said two lots, 60 feet to said Wright's northwest corner; thence with his westerly line, southerly 7901/2 feet, more or less, to the beginning.

BEING the same property conveyed to BENNETT ENTERPRISES, a Tennessee limited partnership, by deed from John H. Woodard et ux of record in Book 6521, Page 478, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **BILLY HUNTER and wife, SHARON D. HUNTER,** their heirs and assigns forever. The undersigned covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters shown of record in the Register's Office for Davidson

County, Tennessee, which are incorporated herein by reference. The undersigned further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, except as set forth above.

WITNESS MY HAND this 27th day of February, 2003, the partnership having caused its name to be signed hereby by its duly authorized partner on said day and date.

BENNETT ENTERPRISES, ***a Tennessee Limited Partnership***

By: Jeanette Bennett
JEANNETTE BENNETT, ***General Partner***

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 125,000.00.

Jeanette Bennett

Sworn to and subscribed before me on this the 27 day of Feb, 2003.

Dawn Mitchell
NOTARY PUBLIC

My Comm. Expires: 7.21.04

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared JEANNETTE BENNETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the General Partner of BENNETT ENTERPRISES, a Tennessee Limited Partnership, the within named bargainor, and that she as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as such General Partner.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 27 day of February, 2003.

Dawn Mitchell
NOTARY PUBLIC

My Comm. Expires: 7.21.04

realprop\Bennett.enterprises.hunter.deed