File #200330046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,050.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES: 6-18-05

(AFFIX SEAL)

PATRICIA M. BOYCE NOTARY PUBLIC AT LARGE TN RUTHERFORD CO.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hunt and Marion Hunt, both unmarried	America's Wholesale Lender	Map: 182- 6- A- 3
(NAME) 7417 Maggie Drive	(NAME) 7105 Corporate Crive, PTX-A-195	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **THOROUGHBRED CONSTRUCTION, LLC**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MATTHEW HUNT AND MARION HUNT, BOTH UNMARRIED**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit: 7417 MAGGIE *

Land in Davidson County, Tennessee, being a part of **Lot No. 3, on the Plan of Old Hickory Hills**, Section One, as shown by plat appearing of record in Instrument No. 200110230115382, and amended in Instrument No. 200202130018960, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Thoroughbred Construction, LLC by Warranty Deed of record in Instrument No. 200111270128911, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants and Restrictions of record Instrument No. 200201160006750; Storm Water Detention Agreement of in Instrument No. 200103060021333; Sanitary Sewer and/or Storm Drainage Easements of record in Instrument No. 200010300107214; Charter of Old Hickory Hills Home Owners Association, of record in Instrument No. 200201230009417; Easement granted United Telephone Company in Instrument No. 200201230009339, and, any and all matters as shown on plat of record in Instrument No. 200110230115382, and amended in Instrument No. 200202130018960; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 7417 Maggie Drive, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 25th day of February, 2003.

Thoroughbred Construction, LLC

BY:

Steven M. Knox, Member

Davidson County DEEDWARR
Recvd: 03/04/03 11:53 2pgs
Fees:13.00 Taxes:436.79
20030304-0028136

STATE OF Tennessee

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steven M. Knox, 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 Member of Thoroughbred Construction, LLC, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 24th day of January, 2003.

Notary Public

My Commission Expires: 6-18-07

PATRICIA M. BOYCE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167