THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20972-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this ___ day of June, 2003. Notary Public My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 06/30/03 08:30 2pgs
Fees:13.00 Taxes:1128.50
20030630-0089692

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John S. Stovall Rachel P. Stovall 337 Chesterfield Avenue Nashville, TN 37212	new owner	Map No.104.10 Parcel No. 072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Russell Huntsinger, Jr. and wife, Susan Newman Huntsinger**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John S. Stovall and wife, Rachel P. Stovall** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 337 Chesterfield Avenue, Nashville, TN, 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this June 20, 2003.

David Russell Huntsinger, Jr.

Susan Newman Huntsinger

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Russell Huntsinger, Jr. and Susan Newman Huntsinger**, 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, at office, this 20 day of JUNE, 2003.

Notary Public

My Commission Expires: _____

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 33 on the plan of Bransford Realty Co's West End Heights, of record in Book 332, page 124, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 fronts 60 feet on the southwesterly margin of Chaeterfield Avenue and extend back 153 feet, more or less, on the northwesterly line and 167.4 feet, more or less, on the northwesterly line nad 167.4 feet, more or less, on the southeasterly line to a dead line in the rear, measuring 66.1 feet thereon.

Being the same property conveyed to David Russell Huntsinger, Jr. and wife, Susan Newman Huntsinger and Ralph E. Newman by deed dated November 12, 1999 from Ernest Napier Burson, III and wife, Rosemary Craighead Burson AKA Rosemary C. Burson of record in Book 11745, page 263, Register's Office for Davidson County, Tennessee. The said Ralph E. Newman having conveyed his interest to David Russell Huntsinger, Jr. and wife, Susan Newman Huntsinger by deed of record in Instrument No. 20010515-0050010, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s); 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) All matters appearing on the Plan of record in Plat Book 332, page 124, Register's Office for Davidson County, Tennessee.