BOX 10-A **WARRANTY DEED**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$122,500.00.**

x Shari Kay Hunter
Affiant

Subscribed and sworn to before me this 8th day of August, 2003

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shari Kay Hunter	Union Planters Bank, N.A.	103-30-053
109 Lafayette Court	215 Forrest Street	
Nashville, TN 37205	Hattiesburg, MS 39401	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jesse Rex Stemm, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shari Kay Hunter, unmarried,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 3, on the map of the resubdivision of Lot Nos. 1 to 4 inclusive of the subdivision of Lot Nos. 21 and 22 of the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition as of record in Book 1130, page 51, Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the westerly side of 53rd Avenue North and runs back 142.2 feet on the northerly line and 141 feet on the southerly line to the easterly right-of-way oh the N.C. and St. L. R.R. measuring 60.2 feet thereon.

Being the same property conveyed to Jesse Rex Stemm and wife, Robyn Louise Stemm, by deed from Wayne L. Miller and wife, Judy A. Miller, of record in Book 9760, page 59, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed to Jesse Rex Stemm from Robyn Louise Stemm of record in Instrument Number 20021107-0137299, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 1130, page 51, Register's Office Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/13/03 10:58 2pgs
Fees:13.00 Taxes:453.25

20030813-0116024

This is improved property known as: **217 53rd Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 8, 2003.

Jesse Rex Stemm
Grace Rex Stemm
BY: Christie Wilson, atty in fact
Christie Wilson, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of August, 2013, before me personally appeared Christie Wilson, to me known (or proved to on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jesse Rex Stemm acknowledged that such person executed the same as the free act and deed of Jesse Rex Stemm.

WITNESS my hand and seal, this 8th day of August, 2013.

ANDREW H. MACONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

8/20/16