**This instrument prepared by:**
Jo Elaine Hunt
124 South 17th Street,
Nashville, TN 37206
PH:

Davidson County DEEDWARR
Recvd: 09/19/03 15:21 3pgs
Fees:17.00 Taxes:0.00
20030919-0139180

# WARRANTY DEED

**TITLE OF DOCUMENT**

861739

When recorded mail to:
Home Connects
100 Lakeside Drive, Horsham, PA 19044

391
**EMENT TO:**
:rald Hunt
Street
'206

**MAP PARCEL NUMBERS:**

Map/Parcel: 83.14-10

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jo Elaine Hunt, formerly known as Jo Elaine Pincek, a married woman who acquired title as an unmarried woman and joined by her spouse, Gerald W. Hunt has this day bargained and sold, and does hereby transfer and convey unto the said Jo Elaine Hunt and Gerald W. Hunt, wife and husband, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Jo Elaine Pincek, unmarried by Deed from Judy C. Chadwell and Horace W. Chadwell of record in Book 11608, Page 628, said Register's Office.

This is unimproved ( ) property known as 124 South 17th Street, Nashville, Tennessee 37206 NEW owner / tax bills
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this _____ day of _____, 20____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jo Elaine Hunt, f/k/a
Jo Elaine Pincek

Gerald W. Hunt

**ACKNOWLEDGMENT**

**STATE OF** ) Tennessee
**COUNTY OF** Davidson ) ss

Personally appeared before me, RUSSELL H. EVANS, a Notary Public in and for said County and State, **Jo Elaine Hunt, f/k/a Jo Elaine Pincek** and the & Gerald W. Hunt within named bargainor, individual(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 of office at Nashville, TN.
this 26th day of June, A.D., 2003.

NOTARY STAMP/SEAL

RUSSELL H. EVANS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
November 27, 2004

Russell H. Evans
NOTARY PUBLIC
Notary Commission Expires: 11-27-04

**AFFIDAVIT OF VALUE**

**STATE OF** ) Tennessee
**COUNTY OF** Davidson )

The actual consideration or value whichever is greater, for this transfer is $ 0

Subscribed and sworn to before me this the 26th day of June, 2003

(Affix Seal)

Affiant

Russell H. Evans
Notary Public
My Commission Expires: 11-27-04

RUSSELL H. EVANS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
November 27, 2004

# EXHIBIT A

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 11608, PAGE 628, ID# 83.14-40, BEING KNOWN AND DESIGNATED AS LAND IN DAVIDSON COUNTY, TENNESSEE, BEING 60 FEET OFF THE REAR ENDS OF LOT NOS. 31, 32 AND 33, THAT BEING THE NORTH END OF SAID LOTS IN A.V.S. LINDSLEY SUBDIVISION OF THE CHADWELL 28 ACRES TRACT, A PLAN OF WHICH IS RECORDED IN PLAN BOOK 2, PAGE 24 OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE. SAID REAR OF NORTHERLY PARTS OF LOT NO. 31, 32, AND 33 BEGINS AT THE POINT ON THE WESTERLY MARGIN OF SAID SEVENTEENTH STREET, FORMERLY PRIEST AVENUE, 100 FEET NORTHERLY FROM THE NORTHWEST CORNER OF SEVENTEENTH STREET AND RUTH STREET, EXTENDING ALONG THE WESTERLY MARGIN OF SAID SEVENTEENTH STREET 60 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WESTWARDLY ALONG THE SOUTHERN MARGIN OF SAID ALLEY, 150 FEET TO THE WESTERLY LINE OF LOT NO. 33; THENCE SOUTHERLY WITH SAID WESTERLY LINE OF LOT NO. 33, 60 FEET TO A POINT; THENCE AT RIGHT ANGLES AND PARALLEL WITH SAID ALLEY, EASTWARDLY 150 FEET TO THE BEGINNING. METES AND BOUNDS PROPERTY.

BY FEE SIMPLE DEED FROM JUDY C. CHADWELL AND HORACE W. CHADWELL, WIFE AND HUSBAND AS SET FORTH IN BOOK 11608 PAGE 628 DATED 07/29/1999 AND RECORDED 08/06/1999, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.