Davidson County DEEDWARR
Recvd: 09/29/03 08:49 2pgs
Fees:13.00 Taxes:484.70

20030929-0143127

Prepared by:
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Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of September 2003.

Notary Public
My commission expires: 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott Alan Huber	Equity Mortgage Funding, Inc.	161-11E/24
5214 Village Way	320 E Main St. Suite 201	
Nashville, TN 37211	Murfreesboro, TN 37130	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Marybess Lanier Hostettler and husband James Alphonse Hostettler hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Scott Alan Huber and Ann-Marie Joyce as Tenants in Common 70% / 30% undivided interest respectively hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Villages of Brentwood, Phase VIII, Section I, as shown on plat of record in Plat Book 6200, page 769, as amended in Book 6900, page 977, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Don L. Manning and wife, Marybeth Manning by Deed of record in Book 7953, Page 470, Register's Office for Davidson County, Tennessee. Pursuant to Divorce Decree of record as Docket No. 96D-733 in the Fourth Circuit Court for Davidson County, Tennessee and by Quitclaim Deed of record in Book 10409, page 820, said Register's Office, title is presently vested in Marybess Lanier.

Marybeth Manning, Marybess Manning, Marybess Lanier and Marybess Lanier Hostettler are one and the same person.

This conveyance is made subject to the following: 1) The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. 2) Rights or claims of parties in possession not shown by the public records. 3) Easements, or claims of easements, not shown by the public records. 4) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show. 5) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. 6) Taxes for the year 2003, a lien, which are not yet due and payable. Tax Parcel No. 161-11E/24 7) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq. 8) All matters shown on Plat recorded in Book 6200, page 769, as amended in Book 6900, page 977, Register's Office for Davidson County,

Tennessee. 9) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7231, page 789, Annexation in Book 7582, page 816, said Register's Office, and in any allied instrument(s) referred to in said restrictions. 10) By-Laws of Villages of Brentwood Townhouse Homeowner's Association of record as Exhibit D to Master Deed of record in Book 7231, page 789, said Register's Office and By-Laws of Villages of Brentwood Townhouse Homeowner's Association "A" of record as Exhibit E of said Master Deed. 11)

This property is improved property known as 5214 Village Way, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 23rd day of September, 2003.

Marybess Lanier Hostettler

James Alphonse Hostettler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marybess Lanier Hostettler and James Alphonse Hostettler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of September, 2003.

Notary Public

My Commission expires: 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

FILE NO: 04068