Davidson County DEEDWARR
Recvd: 11/17/03 10:48 3pgs
Fees:18.00 Taxes:320.42
20031117-0167248

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Mary F. McGowan and Brandon S. McGowan
6628 Nolensville Road
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 161-4
PARCEL 25.00
6DU-70015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Howard F. Hunter, Edward M. Hunter, Calvin S. Hunter, Mary M. Hunter Bannister, Virginia Joy Hunter Davidson, Raymond C. Hunter and Patricia Ann Waters, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary F. McGowan and son, Brandon S. McGowan, as joint tenants with right of survivorship, 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:

> BEING Lot No. 19, on the Plan of Whispering Hills Annex, of record in Plat Book 2331, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to George G. Hunter, Howard F. Hunter, Edward M. Hunter, Calvin S. Hunter, Mary M. Hunter Bannister, Virginia Joy Hunter Davidson, as to a one-sixth undivided each, of record in Book 5774, Page 161, Register's Office for Davidson County, Tennessee.
>
> The said George G. Hunter having since conveyed his one-sixth undivided interest to Raymond C. Hunter and Patricia Ann Waters by Quitclaim Deed of record in Book 9014, Page 711, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in Book 2331, Page 133, said Register's Office.

Taxes for 2003 are paid and have been pro-rated. This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Mrs. C. W. Bannister is one and the same person as Mary M. Hunter Bannister; Mrs. James M. Davidson is one and the same person as Virginia Joy Hunter Davidson.

Calvin S. Hunter executed this instrument on behalf of Howard F. Hunter, of record in INST: 2003 1117 0167242 ; Edward M. Hunter, of record in INST: 2003 1117 0167243; Mary M. Hunter Bannister of record in INST: 2003 1117 0167244 ; Virginia Joy Hunter Davidson, of record in INST: 2003 1117 0167245; Raymond C. Hunter, of record in INST: 2003 - 1117 0167246 ; and Patricia Ann Waters, of record in INST:2003 1117 0167247; Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Tusculum Road, Nashville, TN 37211.

This instrument is executed on behalf of Howard F. Hunter, Edward M. Hunter, Mary M. Hunter Bannister, Virginia Joy Hunter Davidson, Raymond C. Hunter, and Patricia Ann Waters, by Calvin S. Hunter as Attorney in Fact pursuant to Powers of Attorney being placed of record simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary F. McGowan and son, Brandon S. McGowan, as joint tenants with right of survivorship, their heirs and assigns, forever; and we, Howard F. Hunter, Edward M. Hunter, Calvin S. Hunter, Mary M. Hunter Bannister, Virginia Joy Hunter Davidson, Raymond C. Hunter and Patricia Ann Waters, do covenant with the said Grantees that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of November, 2003.

Howard F. Hunter by Calvin S. Hunter, Attorney-in-Fact

Edward M. Hunter by Calvin S. Hunter, Attorney-in-Fact

Mary M. Hunter Bannister by Calvin S. Hunter, Attorney-in-Fact

Virginia Joy Hunter Davidson by Calvin S. Hunter, Attorney-in-Fact

Raymond C. Hunter by Calvin S. Hunter, Attorney-in-Fact

Patricia Ann Waters by Calvin S. Hunter, Attorney-in-Fact

Calvin S. Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Calvin S. Hunter, of Davidson, County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact of the makers, Howard F. Hunter, Edward M. Hunter, Mary M. Hunter Bannister, Virginia Joy Hunter Davidson, Raymond C. Hunter and Patricia Ann Waters, or a constituent of the makers, and is authorized by the maker, or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Calvin S. Hunter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of November, 2003.

NOTARY PUBLIC

My commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,600.00.

AFFIANT

Subscribed and sworn to before me this 12th day of November, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004