PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 45145
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/20/03 13:49 2pgs
Fees:13.00 Taxes:962.00
20031120-0169499

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jo Elaine Pincek-Hunt Gerald Hunt 356 Bellevue Road Nashville, Tennessee 37221	Mortgage Select 278 Wall Street 2nd Floor Kingston, New York 12401

TAX MAP-PARCEL NUMBERS: 142-065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dane Christopher Anthony and Maria Margarita Anthony,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jo Elaine Pincek-Hunt and spouse, Gerald Hunt** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 9th Civil District at Bellevue, Davidson County, Tennessee, described as follows:

Beginning at a stake in the north boundary line of N.C. & St. L.R.R. right-of-way; thence north 27 ½ deg. east, passing on the east side of an elm and a barn with Ownby's line 16 poles and 4 links to a stake in the garden fence his northwest corner on T.L. Herrin Heir's line; thence with said Herrin Heir's line and with said garden fence north 81 deg. west 11 poles and 23 links to a stake in said line, Frank Tidwell's north corner; thence with his line south 20 deg. west 14 poles and 1 ½ links to said R.R. right-of-way; thence with same, south 56 deg. East 9 poles and 20 links to the beginning, containing one and one-fourth acres, more or less. Included herein but specifically excluded is that portion of the premises lying within the right-of-way of Bellevue Road.

Being the same property conveyed to Maria Margarita Volz, unmarried, by deed from Lester L. Moore and wife, Sybil N. Moore of record in Book 9323, page 513, said Register's Office. By Quitclaim Deed of record in Book 10245, page 732, said Register's Office, a tenancy by the entirety was created in Maria Margarita Anthony (also known as Maggie M. Anthony and formerly known as Maria Margarita Volz) and husband, Dane Christopher Anthony.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Agreement for Dedication of Public Utilities Easement to the Harpeth Valley Utilities District of record in Book 11473, page 850, said Register's Office. Title to that portion of the premises, if any embraced within the charter right-of-way of the N.C. & St. Louis R.R.

This is improved property, known as: 356 Bellevue Road, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of November, 2003.

Dane Christopher Anthony

Maria Margarita Anthony

State of TENNESSEE
County of DAVIDSON

On this 20th day of November, 2003 , before me the undersigned authority, personally appeared Dane Christopher Anthony Maria Margarita Anthony , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

My Commission Expires: _____ Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Sworn and subscribed before me this the 20th day of November, 2003

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

My Commission Expires: _____ Notary Public