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Davidson County DEEDWARR
Recvd: 12/22/03 10:59 2pgs
Fees:13.00 Taxes:244.20

20031222-0181737

CAROL M. CLARK NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES: JUNE 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00.

Joni Lynn Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2003.

Carolen Clark
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joni Lynn Edwards	GMAC Mortgage Corporation	Map: 98-5-160
(NAME) 5127 Hunters Point Lane	(NAME) 6 Cadillac Drive, Suite 150	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GREG BULLINGTON AND WIFE, KIM BULLINGTON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JONI LYNN EDWARDS**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 49-B, on the Zone Lot Division, Lot 49, Hunters Point Subdivision, as shown by plat appearing of record in Plat Book 6250, Page 218, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Greg Bullington and wife, Kim Bullington by Warranty Deed dated March 31, 1995 of record in Book 9635, Page 627, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 3897, Page 925; Book 6207, Page 609, Book 3814, Page 592 and Book 6279, Page 741; Charter for Hunters Point Homeowners' Association of record in Book 6256, Page 293; any and all matters shown on plat of record in Plat Book 6250, Page 218; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements. (Zone Lot)

Unimproved ( )
This is improved (X) property, known as 5127 Hunters Point Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 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 18th day of December, 2003.

Greg Bullington

Kim Bullington

STATE OF Tennessee

COUNTY OF Davidson

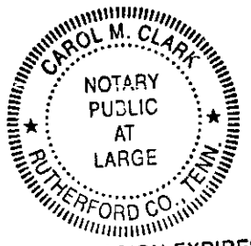
Before me, the undersigned Notary Public, personally appeared Greg Bullington and wife, Kim Bullington who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of December, 2003.

Carol M Clark
Notary Public

My Commission Expires: _____

(SEAL)



MY COMMISSION EXPIRES:
JUNE 28, 2004

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217