40-17

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 12/31/03 14:35 2pgs
Fees:13.00 Taxes:710.40
20031231-0184994

ADDRESS NEW OWNER:

Rex A. Hunter
Charlotte J. Hunter
3229 River Walk Drive
Nashville, TN 37214

SEND TAX BILL:

SouthTrust Mortgage Corp.
210 Wildwood Parkway
Suite 100
Birmingham, AL 35209

MORTGAGEE:
SouthTrust Mortgage Corporation
210 Wildwood Parkway, Suite 100
Birmingham, AL 35209

MAP AND PARCEL:
Map 85-12-A
Parcel 46

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Clara B. Huff, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Rex A. Hunter and wife, Charlotte J. Hunter, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of River's Edge, Section Three, Jackson Downs, Phase Two, of record in Plat Book 9700, page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Leslie M. Huff and wife, Clara B. Huff, by deed from Fox Ridge Homes, Inc., dated July 21, 1999, of record in Book 11588, page 674, Register's Office for Davidson County, Tennessee. The said Leslie M. Huff died on October 13, 2002.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3229 River Walk Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors 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 its hand this 30th day of December, 2003.

Clara B. Huff

Clara B. Huff

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Clara B. Huff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of December, 2003.

Notary Public

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

X

AFFIANT

Subscribed and sworn to before me
this 30th day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006