Davidson County DEEDWARR
Recvd: 02/02/04 09:35 2pgs
Fees:13.00 Taxes:638.25
20040202-0012201

WARRANTY DEED

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $172,500.00.

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2004.

Notary Public

My commission expires: 9/4/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Trevor J. Rosen **Amy Lynn Rosen**	**1st Trust Bank for Savings**	**Map 172-12-0-B/Parcel 249co**
705 Winter Court	**P.O. Box 17257**	
Nashville, TN 37211	**Memphis, TN 38187-0257**	

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, WE,

Glenn M. Hunter and wife, Diane T. Hunter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Trevor J. Rosen and wife, Amy Lynn Rosen

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 Lot No. 511 on the Plan of Bradford Hills, a Planned Unit Development, Section Ten, of record in Book 7900, Page 495, and a surveyor's certificate of correction of record in Book 9219, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Glenn M. Hunter and wife, Diane T. Hunter, by Deed from Corey J. Whitely, an unmarried person, of record in Book 9786, Page 408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8069, Page 517, and as made applicable to Section Ten, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (____) Unimproved (____) property, known as: **705 Winter Court, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we 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 convenant 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **29th** day of **January, 2004.**

Glenn M. Hunter
Glenn M. Hunter

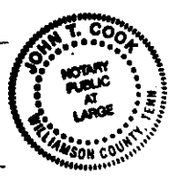
Diane T. Hunter
Diane T. Hunter

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glenn M. Hunter and wife, Diane T. Hunter,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **January, 2004.**

Notary Public



My Commission Expires: 4/10/05