THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Our File #22148 **Record & Return To:** **Premier Escrow** RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215 BOX 10-A	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $206,000.00. Affiant Subscribed and sworn to before me this 30th day of January, 2004. Notary Public My Commission Expires: KATHY SMITH NOTARY PUBLIC Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kay Hunter 109 Lafayette Court Nashville, TN 37205	SAME	Map No.130.01 Parcel No. 079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betsy J. English, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shari Kay Hunter, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property is NOT the principal residence of the Grantor.

This is improved property located at 117 Lafayette Court, Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of January, 2004.

Betsy J. English

Davidson County DEEDWARR
Recvd: 02/02/04 12:47 2pgs
Fees:13.00 Taxes:762.20

20040202-0012424

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Betsy J. English**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 19, 20 and 21 and the northerly 1.9 feet front and 8.6 feet rear of Lot No. 22, Block 4, on the Plan of the Courts of Belle Meade, as of record in Book 547, page 141, Register's Office for said County.

Said Lots 19, 20, 21 and part of 22 adjoin and front together 91.9 feet on the easterly side of Lafayette Court, and extends back 145 feet on the northerly line and 135 feet, more or less, on the southerly line, to a dead line in the rear, measuring 98.6 feet thereon.

Being the same property conveyed to Bety J. English by Quitclaim Deed dated, April 6, 1979 from George W. Pickens, Trustee of record in Book 5419, page 665, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated by the parties and assumed by the Grantee(s)
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) All matters appearing on the Plan of of record in Book 547, page 141, Register's Office for Davidson County, Tennessee.