SATURN AND MAZER - FILE NO. SP42734
FILE BOX "7"

WARRANTY DEED

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian Etherington (NAME)	SAME (NAME)	MAP 032-
1444 Campbell Road (ADDRESS)	(ADDRESS)	PARCEL 182
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Sherry A. Hunter, Trustee , U/A/D February 15, 2000 as described in the derivation paragraph below,

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

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 the 10th Councilmanic District of Davidson County, Tennessee, described according to a survey by Tommy E. Walker, TN Lic. 1465, February 2002, as follows:

BEGINNING at an existing iron pin at a corner post in the northerly margin of Campbell Road, said pin being the most southwest corner to herein described tract; thence now leaving said margin N 14 deg. 38 min. 14 sec. east 550.58 feet to a set iron pin; thence south 62 deg. 13 min. 24 sec. east 113.52 feet to a set iron pin; thence south 11 deg. 00 min. 00 sec. west 560.00 feet to a set iron pin in the margin of Campbell Road; thence with said margin north 62 deg. 13 min. 24 sec. west 150.00 feet to the point of beginning containing 1.622 acres. Said property is now known as the Lyle Hunter Lot, a plat of which is of record as Instrument No. 20010906-0096744, Register's Office for Davidson County, TN. Being a portion of the same property conveyed to Sherry A. Hunter, Trustee U/A/D Feburary 15, 2000, by Quitclaim Deed from Alvin Lyell Hunter, Trustee U/A/D February 15, 2000, of the Alvin Lyell Hunter Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto and Sherry A. Hunter, Trustee U/A/D Feburary 15, 2000, of the Sherry A. Hunter Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, dated March 9, 2001, of record at Instrument No. 20010309-0022834, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Sherry A. Hunter, Trustee, U/A/D February 15, 2000, of the Sherry A. Hunter Revocable Living Trust Agreement by Quitclaim Deed from Sherry A. Hunter, Trustee U/A/D February 15, 2000 of the Sherry A. Hunter Revocable Living Trust Agreement, dated February 22, 2002, of record at Instrument No. 20020222-0023009, of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1444 Campbell Road, Goodlettsville, TN 37072
(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 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 covenant 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 hand this 28th day of January, 2004

Sherry A Hunter, Trustee
Sherry A. Hunter, Trustee

Davidson County DEEDWARR
Recvd: 02/02/04 12:56 2pgs
Fees:13.00 Taxes:647.50

20040202-0012437

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 Sherry A. Hunter, Trustee

the bargainor _____, 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 and official seal at Goodlettsville Tennessee, this 28th day of January 2004.

Commission expires _____

Notary Public

TAMMY G. SULLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public