RETURN TO:
GRISSIM TITLE & ESCROW,. LLC
2309 Crestmoor Road, Suite 300
Nashville, Tennessee 37215

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42709

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/04 09:11 2pgs
Fees:13.00 Taxes:990.48

20040206-0014550

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$259,000.00~~
$267,697.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 30TH DAY OF JANUARY, 2004.

Notary Public

NOTARY PUBLIC
AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 5/30/07

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
WILLIAM MASON HUNTER, IV **4014 Aberdeen Road** **Nashville, TN 37205**	same as new owner	**103-8-251** **26W 1075**

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 **Estate of Virginia V. Word by John Cole Word, Executor and John Cole Word and Martha Jane Word de Buys, now known as Martha Jane Word, sole legatees,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Mason Hunter, IV , a married man**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 29 of Block "H" on the Map of Cherokee Park, as of record in Book 547, pages 175 and 176, Register's Office for said County.

Said Lot No. 29 fronts 60 feet on the northerly side of Aberdeen Road, and runs back 130.42 feet on the westerly line and 140.47 feet on the easterly line, to a dead line, measuring 64 feet thereon.

Being the same property conveyed to Virginia V. Word by deed from Elizabeth W. Mosby, of record in Book 1940, page 543, Register's Office for Davidson County, Tennessee. Virginia V. Word has died. Her Will (attached), being probated as Case No. 03P 1172, Seventh Circuit Court for Davidson County, Tennessee, names John Cole Word as Executor but does not give him authority to sell. It names John Cole Word and Martha Jane Word de Buys as legatees.

Unimproved ( )
This property is improved (X) known as 4014 Aberdeen Road, Nashville, Tennessee 37205

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 OUR HANDS THIS 30TH DAY OF JANUARY, 2004.

ESTATE OF VIRGINIA V. WORD

By: John Cole Word, Executor

John Cole Word

Martha Jane Word de Buys

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared John Cole Word, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Virginia V. Word, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing his name as Executor of the Estate of Virginia V. Word.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

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 John Cole Word and Martha Jane Word de Buys, (now known as Martha Jane Word) the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06