WARRANTY DEED

D. ANNETTE MAPLES 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 $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 2004

D. Annette Maples
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
Larry L. Hunt (NAME)	Harris O. Yates (NAME)	MAP 044-05-0
4276 Samon Drive (ADDRESS)	5214 Meadow Lake Road (ADDRESS)	PARCEL 157.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Anderson-Tomlinson Properties, a TN General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry L. Hunt and Cynthia M. Hunt, Husband and Wife

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:

A certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, BEING the easterly part of Lot No. 28 and the easterly part of the northerly part of Lot No. 29, on the Map of Hadley's Subdivision at Old Hickory, Tennessee, as of record in Book 547, page 125, Register's Office for said County, lying north of Bridgeway, or Old Hickory Boulevard, as established by Plan of record in Book 843, page 13, said Register's Office, and described according to a copy of a survey thereof made by John M. Sullivan, County Surveyor, March 3, 1950, as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard, formerly Bridgeway Avenue, at the intersection of said boulevard with the west line of an alley, in the east line of Lot 29; thence with the margin of said boulevard, North 89 deg. 49' West 43.5 feet to a point; thence North 1 deg. 34' East 15.4 feet to a point; thence North 25 deg. 04' West 53.5 feet to a point in the line between Lots 27 and 28, 110.1 feet easterly from the easterly margin of Newell Avenue; thence with the line between Lots 27 and 28, North 66 deg. 11' East 30.9 feet to the westerly margin of an alley; thence with the margin of said alley, South 26 deg. 10' East 85 feet to the point of beginning.

BEING part of the same property conveyed to Anderson-Tomlinson Properties, a

CONTINUED

unimproved ( )
This is improved (X) property, known as 106 Bridgeway Avenue, Old Hickory, TN 37138
(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 our hand s this 19th day of February, 2004

Anderson-Tomlinson Properties, a TN General Partnership

By: _____
Thomas L. Anderson, General Partner

By: _____
William J. Tomlinson, General Partner

Davidson County DEEDWARR
Recvd: 02/24/04 11:48 2pgs
Fees:13.00 Taxes:277.50

20040224-0020760

LEGAL DESCRIPTION CONTINUATION

Tennessee General Partnership composed of Thomas L. Anderson and William J. Tomlinson, General Partners, by Warranty Deed from Lillian Pauline Moser a/k/a Lillian P. Moser, a single woman, of record at Instrument No. 20011018-0113660, Register's Office for Davidson County, TN

Grantor further conveys all its right, title and interest in and to a non-exclusive parking easement to property known as 118 Bridgeway Avenue, Old Hickory, Tennessee, fully described as of record at Instrument No. 20020205-0015833, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, the plan of record in Book 547, page 125, and Book 843, page 13, easements and restrictive covenants of record.

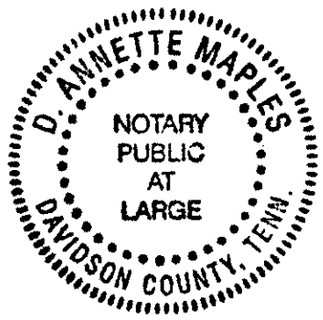
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said State and County, personally appeared Thomas L. Anderson, and William J. Tomlinson, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be General Partner(s) of Anderson-Tomlinson Properties, a TN General Partnership, the within named bargainor, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves, as partner(s).

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19th day of February, 2004.

D. Annette Maples
Notary Public

My Commission Expires:



My Commission Expires NOV. 25, 2006