PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

Davidson County DEEDWARR
Recvd: 03/22/04 16:19 2pgs
Fees:13.00 Taxes:1480.00
20040322-0032400

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Larry Hubbell and Jane D. Hubbell, single persons, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Stephanie Rust, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Edgehill Estates, Sectoin 114, as of record in Book 5210, Page 2, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property and legal description conveyed to Larry Hubbell and wife, Jane D. Hubbell by deed of record in Instrument No. 20020219-0021215, Register's Office of Davidson County, Tennessee. See also Quitclaim Deed of record in Instrument No. 200203012-0031023, Register's Office of Davidson County, Tennessee.
>
> Map 93-13, Parcel 66.00.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; matters shown on plan of record in Book 5210, Page 2, Register's Office of Davidson County, Tennessee; restrictive Covenants contained in instrument of record in Book 4220, Page 723, and Book 5364, Page 53, Register's Office of Maury County, Tennessee; Charter of Edgehill Estate Homeowners Association, Inc., of record in Book 7526, Page 624, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 19 day of March, 2004.

Larry Hubbell

Jane D. Hubbell

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Larry Hubbell and Jane D. Hubbell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of March, 2004.

My commission expires:
October 22, 2007

Notary Public

SANDRA K. GOOSTREE NOTARY AT LARGE PUBLIC MAURY COUNTY, TN.

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn to before me, this 19 day of March, 2004.

My commission expires:
October 22, 2007

Notary Public

SANDRA K. GOOSTREE NOTARY AT LARGE PUBLIC MAURY COUNTY, TN.

NEW PROPERTY OWNERS:

Ms. Stephanie Rust
609 Ward Circle
Old Hickory, TN 37138

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

\\Duboislaw\csf\SG\Closings\Misc. Transactions\Hubbell to Rust\Warranty Deed.wpd