File No. 40105

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/25/04 14:38 2 pgs
Fees:13.00 Taxes:388.50

20040325-0033895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Tammy Y Davidson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2004.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D. Duncan	SunTrust Mortgage, Inc.	61/N/B/5.00/
(NAME)	(NAME)	
2960 Morgan Road	201 Fourth Ave N/7th Floor	015-00-0-025.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville, TN 37219	
(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, William M. Hooberry and wife, Sherron Hooberry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason D. Duncan and Deana R. Qualls,* 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: *joint tenants with right of survivorship

LAND in Davidson County, Tennessee, and being more particularly described according to a survey made by Richard B. Omohundro dated November 17, 1973, and a survey made by John B. Kohl, III, dated September 28, 1995, as follows:

Beginning at a point in the southeasterly line of Morgan Road, at the Southeast corner of property conveyed to Cecil Hughes and wife, by deed of record in Book 4007, Page 179; thence along Hughes' easterly line, North 02 degrees 53 minutes East 396.9 feet, more or less, to a point in the property of the State of Tennessee; thence with the same, North 39 degrees 11 minutes East 201.8 feet to a point; thence South 08 degrees 19 minutes East 586.2 feet, more or less, to a point in the center line of Morgan Road; thence with the same, North 83 degrees 19 minutes West 233.7 feet, to the point of beginning.

Being the same property conveyed to William M. Hooberry and wife, Sherron A. Hooberry by deed from Michael T. Henning and wife, Polly M. Henning of record in Book 9825, page 164, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 2960 Morgan Road, Joelton, TN 37080
(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 hands this 18th day of March, 2004.

William M. Hooberry

Sherron A. Hooberry
Sherron Hooberry

STATE OF TENNESSEE

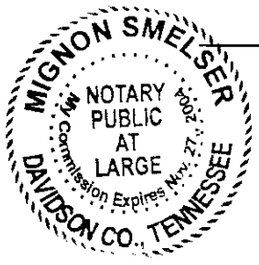
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Hooberry and wife, Sherron A. Hooberry, the bargainor(s), 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 this 18th day of March, 2004.

Commission expires: 11-27-04



Notary Public