WARRANTY DEED

P-BPR-04-310

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Affiant Dorothy June Ryman

Subscribed and sworn to before me, this 13th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy June Ryman	Dorothy June Ryman (NAME)	43-7-24
310 McArthur Dr	314 McArthur Dr.	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN 37115	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DILLARD E. HUNTER, UNMARRIED AND SHERON LEE HUNTER, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DOROTHY JUNE RYMAN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee described as follows:

BEING Lot No. 131 or tract 13 of Anderson Estates of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being described according to a survey of Harvey Gee, August 5, 1940, as follows: Beginning at a point 355.3 feet from a monument at corner of McArthur Drive and Roosevelt Avenue on the westerly margin of McArthur Drive, said point being the common corner of Lots 130 and 131, thence westwardly 150 feet between the common lines of Lots 130 and 131 to a point, said point being the common corner of Lots 130, 131, 151 and 152; thence northerly 50 feet between the common lines of lots 131 and 151, to a point, said point being the common corner of Lots 131, 132, 151 and 150; thence easterly 150 feet between the common line of lots 131 and 132, to a point in the westwardly margin of McArthur Drive, thence southwardly along said margin 50 feet to the point of beginning.

Being part of the same property conveyed to Dillard Hunter and wife, Sharon Hunter, by Deed from Paul Douglas Gregory and wife, Sue Harmon Gregory, dated November 27, 1985, of record in Book 6721, page 125, Register's Office for Davidson County, Tennessee. By Final Decree of Divorce of record in Instrument No. 20020418-0048393 and of record in Instrument No. 20020528-0064019, Said Register's Office, the subject property became vested in Dillard Earl Hunter, as to a one-half (1/2) undivided interest and Sheron Lee Hunter, as to a one-half (1/2) undivided interest.

This conveyance is subject to the followiing: 30 foot minimum setback line; and a Utility Easement located along the rear of said lot; and any other existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 04/15/04 10:36 2pgs
Fees:13.00 Taxes:62.90

20040415-0042415

unimproved ( )
This is improved (X) property, known as 310 McArthur Dr, Madison, Tennessee
(House Number) (Street) (P.O. Address) (Cty 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/our hand(s) this 13th day of April, 2004.

Dillard E. Hunter

Dillard E. Hunter

Sheron Lee Hunter

SHERON LEE HUNTER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Dillard E. Hunter and Sheron Lee Hunter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 13th day of April, 2004.

My Commission Expires: 1/24/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 13th day of April, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800