PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 04/26/04 12:18 2pgs
Fees:12.00 Taxes:0.00
20040426-0047079

RE-RECORD

W & I Ref:(_____) Title No: 45459
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/31/04 14:00 2pgs
Fees:13.00 Taxes:830.65
[redacted]
20040331-0036333

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott Perry 6708 Currywood Drive Nashville, Tennessee 37205	same

TAX MAP-PARCEL NUMBERS: 115-06-051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$224,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty Louise Hunt**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Perry**, ~~unmarried~~ hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of West Meade Hills, Section Two of record in Book 2900, Page 98 Register's Office for said County.

Said Lot No. 47 fronts 150 feet on the northeasterly margin of Currywood Drive and extends back 311.5 feet on the northwesterly line(s) and 250 feet on the southeasterly line to a dead line in the rear, measuring 164.7 feet thereon

Being the same property conveyed to William L. Hunt and wife, Betty Louise Hunt by deed from John B. Turner and wife, Lois P. Turner of record in Book 3161, page 507 Register's Office for said County. The said William L. Hunt has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 98, said Register's Office, which Plan shows a 40 foot minimum building setback line from Currywood Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot. And an easement for overhang along the front line of said lot.

This is improved property, known as: 6708 Currywood Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Betty Louise Hunt

Betty Louise Hunt

State of Tennessee

County of Davidson

On this 30th day of March 2004, before me the undersigned authority, personally appeared Betty Louise Hunt , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $224,500.00

Affiant

Sworn and subscribed before me this the 30 day of March, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public