THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18022B

MAP/GROUP/PARCEL:
163-11-O-C/045.00 CO.

Davidson County DEEDWARR
Recvd: 04/28/04 14:22 2pgs
Fees:13.00 Taxes:399.23
20040428-0048252

NEW OWNER'S NAME AND ADDRESS:
COURTNEY D. HUNT
823 BEAZER LANE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LUCRETIA W. MARTIN, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto COURTNEY D. HUNT, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE PLAN OF REVISED BELL FORGE VILLAGE III, SECTION FIVE, OF RECORD IN PLAT BOOK 6900, PAGE 632, AS AMENDED IN BOOK 7524, PAGE 552, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The subject property is commonly known as 823 BEAZER LANE, Antioch, TN 37013.

BEING the same property conveyed to Grantor herein by deed of record in Book 11484, Page 421, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Lucretia W. Martin
LUCRETIA W. MARTIN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, LUCRETIA W. MARTIN, AN UNMARRIED WOMAN, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 23rd day of APRIL, 2004.

NOTARY PUBLIC

My Commission Expires:
3-25-08



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $107,900.00.

AFFIANT

Sworn to and subscribed before me, this the 23rd day of April 2004.

NOTARY PUBLIC

My Commission Expires:
3/10/07

