Davidson County DEEDWARR
Recvd: 04/30/04 08:11 2pgs
Fees:13.00 Taxes:647.50

20040430-0048953

This Instrument prepared by:

WARRANTY DEED

THIS INDENTURE, made and entered into this 30 day of APRIL, 2004 by and between SAM H HUNT, party of the first part, and CAROLYN G BURTON + DAVID M GREEN, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of DAVIDSON, State of TENNESSEE:

BEING LOT NO 8, BLOCK 'C' ON THE PLAN OF BERRY HILLS GARDENS, AS OF RECORD IN PLAT BOOK 1130, PAGE 36.

BEING THE SAME PROPERTY CONVEYED TO SAM H HUNT BY DEED OF RECORD IN BOOK 9914, PAGE 32, RODC

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, THEIR heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that WE is(are) lawfully seized in fee of the aforedescribed real estate; that WE has(have) a good right to sell and convey the same; that the same is unencumbered, except for:

And that the title and quiet possession thereto WE will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

SAM H HUNT

PDF created with FinePrint pdfFactory trial version http://www.fineprint.com

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State duly commissioned and qualified, SAM H HUNT the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 30 day of APRIL, 20 04

Brents Kennamer
Notary Public

My commission expires: 11-24-07

BRENTS KENNAMER * NOTARY PUBLIC AT LARGE * DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carolyn G Burton
Affiant

Subscribed and sworn to before me this the 30 day of APRIL, 20 04

Brents Kennamer
Notary Public

My commission expires: 11-24-07

BRENTS KENNAMER * NOTARY PUBLIC AT LARGE * DAVIDSON COUNTY, TENNESSEE

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:
2824 AZALEA PLACE, NASHVILLE TN 37204

MAIL TAX NOTICES TO: (Name/Address)
CAROLYN G BURTON
2824 AZALEA PLACE
NASHVILLE TN 37204

NAME AND ADDRESS OF PROPERTY OWNERS:
CAROLYN G BURTON + DAVID M GREEN
2500 W LINDEN AVE, NASHVILLE TN 37212

THIS INSTRUMENT PREPARED BY:
SAM H HUNT
PO BOX 22026
NASHVILLE TN 37202

RETURN TO:

MT#:

TAX PARCEL NO.: 118-11-0 037.00

STATE TAX: $____
REGISTER'S FEE: $____
RECORDING FEE: $____
TOTAL: $____

PDF created with FinePrint pdfFactory trial version http://www.fineprint.com