This space for Register's Office:

Davidson County DEEDWARR
Recvd: 05/24/04 14:04 2pgs
Fees:13.00 Taxes:410.70

20040524-0060671

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Donna Hunter
Terry Hunter
6004 Baltic Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map-Parcel 086-01-0 028.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Samuel & Manuela Tranca, hereinafter called the **Grantors**, do hereby convey unto Donna & Terry Hunter hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Dodson Heights as of record in Book 2900, Page 113 Register's for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Sameul Tranca and wife Manuela Tranca on November 22, 1996 by Warranty Deed of record in Book 10275 page 513 said Register's Office.

This is improved property known as 6004 Baltic Drive Hermitage, TN 37076

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.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And We do warrant the title against all persons whomsoever, subject only to those

encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 12th day of May, 2004.

Samuel Tranca

~~Donna~~ Manuela Tranca

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Samuel Tranca & Manuela Tranca known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 12 day of May, 2004.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

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 $111,000.00.

Christie Perry
Affiant

Sworn and subscribed before me on 5-12-04

Notary Public

My Commission Expires: 2-20-05

KIMBERLY R. PARKER
Notary Public
State of Tennessee
Lawrence County