WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/04 11:47 2pgs
Fees:13.00 Taxes:351.50

20040603-0065323

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 2004

Notary Public

My Commission Expires SEPT 20, 2007

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANIEL L. WISCHHUSEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Hunter (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 073-01-0
2013 Avalon Drive (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 156.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Judy M. Filson and Nancy Abbott and John Harry Murphy, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine Hunter and Fredrick A. Hunter and Ivy J. Hunter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 3 on the Plan of Virginia Manor, as of record in Book 1835, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to John H. Murphy, Jr. and wife, Dorothy L. Murphy by Warranty Deed from William A. Geiger and wife, Katherine P. Geiger on the 8th day of October, 1953, of record in Book 2200, page 375, Register's Office for Davidson County, TN The said John H. Murphy, Jr. having predeceased the said Dorothy L. Murphy, whom has since died on October 3, 2003, a resident of Davidson County, Tennessee. Pursuant to the Last Will and Testament of Dorothy L. Murphy, deceased, Probate No. 03-P1885, of record at Volume No. 5545/1337882 in the Seventh Circuit Court, (Probate Court) for Davidson County, Tennessee, said property was devised to Judy M. Filson, Nancy M. Abbott and John Harry Murphy, III.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Judy Filson executed this Instrument as Attorney-in-Fact on behalf of Nancy

CONTINUED

unimproved ( )
This is improved (X) property, known as 2013 Avalon Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City 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 our hand s this 25th day of May 2004

Judy M. Filson

John Harry Murphy, III

Judy M. Filson
Nancy Abbott
By: Judy Filson
Judy Filson, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of MAY, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared JUDY FILSON, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of NANCY ABBOTT, A/K/A NANCY M. ABBOTT, the within named bargainor(s), as her attorney in fact, and being authorized so to do, acknowledged that SHE executed the same as the free act of NANCY ABBOTT, A/K/A NANCY M. ABBOTT.

Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of MAY, 2004.

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy M. Filson, and John Harry Murphy, III, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of May, 2004.

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

NOTARY PUBLIC

LEGAL DESCRIPTION CONTINUATION

Abbott pursuant to the Specific Power-of-Attorney of record at Instrument No. 20040603-0065322, in the Register's Office for Davidson County, Tennessee.

Nancy Abbott and Nancy M. Abbott is one and the same person.

Judy M. Filson and Judy Filson, is one and the same person.