PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 45586
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/03/04 15:33 2pgs
Fees:13.00 Taxes:503.20
20040603-0065633

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Andrew Holbrook 983 Beech Bend Drive Nashville, Tennessee 37221	AmSouth Bank 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 156-05-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$136,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan Dwight Hunt and spouse, Marcella Alane Hunt**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Andrew Holbrook** 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. 773 on the Plan of Section Four, Harpeth Woods of record in Book 5200, page 560, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan Dwight Hunt and wife, Marcella Alane Hunt by deed from Allen Miller and wife, Angela Jean Miller of record in Book 11092, page 568, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Page 560, said Register's Office, which Plan shows a 30 foot minimum building setback line from Beech Bend Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s); Restrictions filed of record in Book 6097, page 560, said Register's Office.

This is improved property, known as: 983 Beech Bend Drive, Nashville, Tennessee 37221

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 27th day of May, 2004.

Jonathan Dwight Hunt

Marcella Alane Hunt

State of TENNESSEE
County of DAVIDSON

On this 27th day of May, 2004 , before me the undersigned authority, personally appeared Jonathan Dwight Hunt and Marcella Alane 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires MAY 30, 2004

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 $136,000.00

Affiant

Sworn and subscribed before me this the 27th day of May, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004