Davidson County DEEDWARR
Recvd: 06/03/04 16:20 2 pgs
Fees:13.00 Taxes:481.00
20040603-0065707

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Jesse D. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2004.

MICHAEL T. MOSES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 3/25/06

File No. 64-0021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jesse D. Hunter and Christie P. Hunter, husband and wife (NAME)	Union Planters Bank, N.A. (NAME)	26-7-120
111 Southhampton Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1785 (STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-1785 (CITY)(STATE) (ZIP)	

FOR AND IN 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, David K. Carlson and Rosemary H. Carlson, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse D. Hunter and Christie P. Hunter, husband and wife, 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:

Being Lot No. 198 on the Plan of Windsor Green, Phase II, Section I, as of record in Book 6250, Pages 988 and 989, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David K. Carlson and Rosemary H. Carlson, husband and wife , by Deed of Record in Instrument Number 20020523006315 8, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of David K. Carlson is signed by his duly appointed Attorney-in-fact Rosemary H. Carlson, pursuant to the Power of Attorney recorded in *Book //// page ////// said Register's Office.

*Inst. No.: 20040603-0065706,

unimproved ( )

This is improved (XX) property, known as 111 Southhampton Court, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 20th day of May, 2004.

David K. Carlson by Rosemary H. Carlson, Attorney-in-Fact

Carlson,

Rosemary H. Carlson
Rosemary H. Carlson

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 Rosemary H. Carlson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 20th day of May, 2004.

Commission expires 3/25/06

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of May, 2004.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rosemary H. Carlson , attorney-in-fact for David K. Carlson , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of May, 2004.

My Commission Expires: 3/25/06

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282