THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075
(615) 822-5700

Davidson County DEEDWARR
Recvd: 06/21/04 09:23 3pgs
Fees:18.00 Taxes:999.00
20040621-0072941

WARRANTY DEED

New Owner:	*Send Tax Bills To:*	*Map & Parcel:*
Billy Hunter & wife,	**Billy Hunter & wife,**	**Map 72-13**
Sharon D. Hunter	**Sharon D. Hunter**	**Parcels 380, 379, 378, 377**
	1308 Gallatin Avenue	
	Nashville TN 37206	

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENNETT ENTERPRISES, a Tennessee Limited Partnership, acting by and through its General Partner, JEANNETTE BENNETT**, hereinafter referred to as "*Grantor*", has this day bargained and sold, and does hereby transfer and convey unto the said **BILLY HUNTER and wife, SHARON D. HUNTER**, hereinafter referred to as "*Grantees*", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots No. 19, 20, 21 and 22 on the Plan of Trevecca Subdivision of Renraw, as of record in Book 421, Page 72 and 73, Register's Office for said County. Lot No. 19 fronts 50' on the westerly side of Gallatin Pike and runs back between parallel lines 170' to an alley. Lot 20 fronts 50 feet on the westerly side of Gallatin Road and runs back between parallel lines 170' to an alley. Lot 21 fronts 50 feet on the westerly side of Gallatin Road turns back 170' between parallel lines to an alley. Lot 22 fronts 50 feet on the westerly side of Gallatin Pike and runs back between parallel lines 170' to an alley.

BEING the same property conveyed to Bennett Enterprises by deed from Lloyd A. McKelvey dated June 30, 1978, and filed for record in Book 5306, Page 690, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **BILLY HUNTER and wife, SHARON D. HUNTER,** their heirs and assigns forever. The undersigned covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is

unencumbered, except for those matters shown of record in the Register's Office for Davidson County, Tennessee, which are incorporated herein by reference. The undersigned further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, except as set forth above.

WITNESS MY HAND this 18 day of June, 2004, the partnership having caused its name to be signed hereby by its duly authorized partner on said day and date.

BENNETT ENTERPRISES, ***a Tennessee Limited Partnership***

By: X Jeannette Bennett GP
JEANNETTE BENNETT, ***General Partner***

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $270,000.00.

X Jeannette Bennett

Sworn to and subscribed before me on this the 18th day of June, 2004.

Kathryn Tidwell
NOTARY PUBLIC

My Comm. Expires: 12/18/05

KATHRYN TIDWELL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared JEANNETTE BENNETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the General

Partner of BENNETT ENTERPRISES, a Tennessee Limited Partnership, the within named bargainor, and that she as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as such General Partner.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 18th day of June, 2004.

Kathryn Tidwell
NOTARY PUBLIC

My Comm. Expires: 12/18/05

realprop\Bennett.enterprises.hunter.deed

