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Davidson County DEEDWARR
Recvd: 06/23/04 08:29 2pgs
Fees:13.00 Taxes:814.00

20040623-0074175

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

NEW OWNER:
Jeffrey H. Hunter and wife, Margo B. Hunter
9414 Green Hill Circle
Brentwood, TN. 37027

SEND TAX BILL TO:
NEW OWNER

MAP & PARCEL
Map and Parcel 132-11-41

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

AFFIANT

Sworn to and subscribed before me this 22 **day of June, 2004.**

DOUGLAS S. HALE
NOTARY PUBLIC
COMMISSION EXP.
Notary Public At Large
02-05-2006
WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires:

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, MARK B. MYERS and wife, PENNY PRITCHETT MYERS, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JEFFREY H. HUNTER and wife, MARGO B. HUNTER, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 10 on the Map of Elysian Fields, Section No. 1, of record in Book 1424, page 81, Register's Office for said County. Said lot fronts 130 feet on the southwesterly side of Elysian Fields Road and runs back 456 feet on the northwesterly line and 440 feet on the southeasterly line, to a dead line in the rear on which it measures 95.6 feet.

BEING the same property conveyed to Mark B. Myers and wife, Penny Pritchett Myers, by Warranty Deed from Betty Lee Harper, unmarried, of record in Instrument No. 20010709-0072825, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 132-11-41.

2. All matters appearing on the Plan of Elysian Fields, Section No. 1 of record in Book 1424, page 81, Register's Office for Davidson County, Tennessee.

3. Water Line Easement of record in Book 460, page 169, said Register's Office.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

This improved property is known as 789 Elysian Fields Road, Nashville, Tennessee 37204.

WITNESS our hands this 22 day of June, 2004 in Franklin, Tennessee.

Mark B. Myers

Penny Pritchett Myers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Mark B. Myers and wife, Penny Pritchett Myers, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22 day of June, 2004, in Franklin, Tennessee.

Notary Public

My Commission Expires:

DOUGLAS S. HALE
COMMISSION EXP.
Notary Public At Large
02-05-2006
WILLIAMSON COUNTY, TN