Davidson County DEEDWARR
Recvd: 07/28/04 09:44 2pgs
Fees:13.00 Taxes:284.53

20040728-0090067

WARRANTY DEED

B-AMS-04-3121

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,899.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF July, 2004.

Notary Public

My Commission Expires SEP. 25, 2004
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jerrold E. McRae, Jr.	Amsouth Bank	
3121 Justin Towne Court	(NAME) 2050 Parkway Office Circle	150-3-131
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Hoover, AL 35283	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LENDELL R. HUNT AND VICKIE G. HUNT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JERROLD E. MCRAE, JR., hereinafter called the Grantee(s), their heirs and assigns, that 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. 10A on the Plan of Minor Revision to Lot No. 10, Zone Lot Division on the Plan of Lot Nos. 8, 9, 10, 11 and 12 Section Two, Justin Towne of record in Plat Book 5200, Page 459, as amended in Plat Book 5200, Page 535 and Plat Book 9700, Page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Lendell R. Hunt and Vickie G. Hunt by Deed dated March 27, 2003 and filed for record on April 3, 2003 in Instrument Number 20030403-0044035, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Deborah Anne Frederick by Quitclaim Deed dated April 22, 2002 and filed for record on April 22, 2002 in Instrument Number 20020422-0049634, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 6067, Page 474 and Book 6069, Page 33, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3121 Justin Towne Court, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 23rd day of July, 2004.

Lendell R. Hunt Sr.
Lendell R. Hunt

Vickie G. Hunt
Vickie G. Hunt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lendell R. Hunt and Vickie G. Hunt, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2004.

Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

L.H.
V H