RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43249 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00.

James Sterling Hurt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/19/04 09:26 2pgs
Fees:13.00 Taxes:266.40
20040819-0100163

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Sterling Hurt	S A M E	30-154
3201 Union Hill Road		14D 20220
Joelton, Tennessee 37080		

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, I/WE,

Cerys Matthews , Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Sterling Hurt

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:

Beginning at a point in the centerline of Seymour Hollow Road, in front of the residence located thereon; thence with said road, N 81 degrees 10' 39" West 443.50 feet to an iron pin; thence with said road thence North 13 degrees 25' 52" West 1,306.08 feet to a pin in the common line of John R. Setter's ; thence North 83 degrees 29' 59" West, 340 feet to a pin in the common line of John V. Walker, Jr.: thence South 12 degrees 42' 24" East 874.89 feet to a pin; South 7 degrees 27' 35" East to a point; South 30 degrees 14' 45" West 130.91 feet to a point; thence South 8 degrees 04' 55" East 57.67 feet to a point with the boundary of said Road; thence with said road North 82 degrees 47' 50" East 39.55 feet to the point of beginning, and described according to a survey by Marshall A. Ragan, dated July 6, 1977, containing 10.15 acres more or less of the Vera Frances Webb Property.

Being the same property conveyed to Cerys Matthews by deed from Laura L. Allen, Unmarried and Donald M. Monneyhan, of record in Instrument Number 20021112-0139793, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 5085 Seymour Hollow Road, Whites Creek, TN 37189

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. 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 13th day of August, 2004

Cerys Matthews by Janet S. Davis, a.i.f.

Cerys Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of August, 2004, personally appeared ALAN D. MAZER to me known to be the person who executed the foregoing instrument on behalf of CERYS MATTHEWS as her Attorney in Fact, and acknowledged that ALAN D. MAZER executed the same as the free act and deed of the said CERYS MATTHEWS, as though she had personally appeared.

Witness my hand and official seal this 13th day of August, 2004.

Janet S. Davis
Notary Public

My Commission Expires: 5-24-2008

