Return to:
Mooreland Title Company, L.L.C.
700 Craighead Street
Suite 107
Nashville, TN 37204

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 09/13/04 08:12 2pgs
Fees:13.00 Taxes:585.71
20040913-0109812

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $158,300.00.

Affiant

Subscribed and sworn to before me, this 9 day of Sept, 2004.

Notary Public

My Commission Expires: 7-19-08

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Anna M. Hunt Robert W. Hunt 5763 Mt. View Road Antioch, TN 37013	CTX Mortgage Company P.O. Box 199114 Dallas, TX 75219-9114	164-197.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Charlotte N. Benson, widow, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Anna M. Hunt and husband, Robert W. Hunt, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, Being part of Tract No. 3 of the division of the Rucker Farm, as of record in Book 1424, page 138, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated July 3, 1971, as follows:

Beginning at an iron pin in the west margin of Mount View Road, said iron pin being located 298.7 feet south of the north line of a tract where C. A. Waldrop and wife, Mary Waldrop, home is built, thence North 85 deg. 30 min. West 899.3 feet to an iron pin; thence South 53 deg. 22 min. West 206.7 feet to an iron pin; thence South 85 deg. 30 min. East 1045.9 feet to a point in the west margin of Mount View Road; thence North 8 deg. 19 min. East 136.3 feet to the beginning point, containing 3.03 acres, not including the road.

Being the same property conveyed to David R. Benson and wife, Charlotte N. Benson by deed of record in Book 4703, page 559, Register's Office for Davidson County, Tennessee. David R. Benson having since died, property is vested in Charlotte N. Benson.

This conveyance in made subject to:

1. 2004 property taxes and all subsequent years, a lien, not yet due and payable.
2. Plan of record in Book 1424, p. 138, Register's Office for Davidson County, Tennessee.

3. Any and all restrictions and easements of record.

This is ( ) unimproved (X) improved property known as: 5763 Mount View Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9 day of Sept, 2004.

By: Charlotte N. Benson

Charlotte N. Benson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Laura Shoun, a Notary Public of the State and County aforesaid, personally appeared Charlotte N. Benson, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 9 day of Sept, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08