Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $99,900.00

Brandy N. Denning
Affiant

KATHLEEN A. JOHNSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Subscribed and sworn to before me, this 20th day of September, 2004.

Notary Public
My commission expires: 02/24/08

06-0408-71418

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brandy N. Denning 7003 Bonnavent Drive Hermitage TN 37076	First Horizon Home Loan Corp. 1555 W. Walnut Hill Lane, Suite Irving, TX 75038	74-08-0-054

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry W. Hunley, court appointed Guardian for Charles D. Hunley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brandy N. Denning, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 803, on the Plan of Hermitage Hills Subdivision, Section 7, of record in Plat Book 3300, Pages 62 and 63, Register's Office for said county, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Charles D. Hunley and Mrs. E.L. Hunley, Sr. as joint tenants with right of survivorship by deed from William A. Hawkins and wife, Shelby J. Hawkins, of record in Book 4864, Page 483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants, and conditions, and other matters of record, including all items set out on any applicable plat of record.

Mrs. E.L. Hunley and Annie Lee Hunley are one and the same person.

Jerry W. Hunley is the court appointed Guardian for Charles D. Hunley as shown in Docket Number 65516 in the seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7003 Bonnavent Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

Davidson County DEEDWARR
Recvd: 09/22/04 11:13 2pgs
Fees:13.00 Taxes:369.63
20040922-0114011

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 hand this 20th day of September, 2004.

Charles D. Hunley: by Jerry W. Hunley, Guardian

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry W. Hunley, court appointed Guardian for Charles D. Hunley, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 20th day of September, 2004.

Kathy Tomlinson
State of Tennessee at Large

My Commission expires 02/24/08

Personally appeared before me, the undersigned, a notary public in and for said County and State, Jerry W. Hunley, with whom I am personally acquainted with, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and seal in Mt. Juliet, TN, this 20th day of September, 2004.

Kathy Tomlinson
State of Tennessee at Large

My Commission Expires 2/24/08