THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** Box 508 **First Title Escrow Co., Inc.** **FTEC File No. 23419-0010**	The actual consideration or value, whichever is greater, for this transfer is: $372,000.00. Affiant Subscribed and sworn to before me this 29th day of September, 2004. Notary Public My Commission Expires: 1-26-08

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
2310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert T. Hunter III, E. Farrar Hunter 106 Glendale Garden Drive Nashville, TN 37204	Bank of America 900 W Trade St Charlotte, NC 28255	Map No.131.08-0B Parcel No. 004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thelma Kidd**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert T. Hunter III and E. Farrar Hunter, husband and wife,** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 106 Glendale Garden Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of September, 2004.

Thelma Kidd by J. Michael Morgan AIF
Thelma Kidd
By J. Michael Morgan , as her Attorney in Fact

Davidson County DEEDWARR
Recvd: 10/01/04 13:46 2pgs
Fees:13.00 Taxes:1376.40
20041001-0118616

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Michael Morgan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Thelma Kidd as her Attorney-In-Fact, and as the free act and deed of the within named Thelma Kidd as her Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of September, 2004.

Donald E. Kniffen
Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 4 on the Plan of Amended Final Plat Glendale Garden, as of record in Plat Book 6900, page 273, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Thelma Kidd, unmarried by deed dated 4/29/2004 from Sheila D. Kelly, unmarried of record in Instrument No. 20040505-0051450, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated by the parties and assumed by the Grantees .
2. Restrictive covenants contained in an instrument of record in Book 6356, page 222, amended in Book 6658, page 268, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Glendale Garden of record in Book 6544, page 199, amended in Book 8044, page 660, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Glendale Garden Homeowner's Association of record in Book 7351, page 896, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Glendale Garden Homeowner's Association of record in Book 6564, page 486, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 273, Register's Office for Davidson County, Tennessee.