Davidson County DEEDWARR
Recvd: 10/05/04 14:05 2pgs
Fees:13.00 Taxes:525.03

20041005-0119872

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $141,900.00

Affiant

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 30th day of September, 2004.

Notary Public
My commission expires: 1-29-05

05-0409-61865

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Paul D. Hunter	SunTrust Mortgage, Inc.	053-13-0 154.00
505 Mae Terrace	201 Fourth Avenue North, 7th Floor	
Madison TN 37115	Nashville, TN 37219	

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, Ronnie L. Edmonds and wife, Cynthia B. Edmonds, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul D. Hunter and wife, Graciela V. Hunter, 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 No. 104, on the plan of Phase II, Kimbolton, of record in Plat Book 6900, Pages 792-794, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ronnie L. Edmonds and wife, Cynthia B. Edmonds by deed from Phillips Builders, Inc., dated 10/18/90, recorded 10/23/90, of record in Book 8222, Page 569, 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.
>
> This property is improved property known as 505 Mae Terrace, Madison, TN 37115

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.

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS my hand this 30th day of September, 2004.

Ronnie L. Edmonds

Cynthia B. Edmonds

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronnie L. Edmonds and Cynthia B. Edmonds, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of September, 2004.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Record and return to:
Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066