Davidson County DEEDWARR
Recvd: 12/06/04 12:51 2pgs
Fees:13.00 Taxes:3017.47

20041206-0145045

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,532.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF November, 2004.

Notary Public

CARA MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 26, 2008

MY COMMISSION EXPIRES: JAN. 26, 2008 (AFFIX SEAL)

G-MFR-04-0012

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hunter	James R. Hunter (NAME)	
Unit No. 12, West End Close (ADDRESS)	PO Box 159240 (ADDRESS)	104-9-N-12CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZP)	Nashville TN 37215 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BROWNING-BACON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES R. HUNTER, UNMARRIED,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Unit 12, ON THE PLAN OF WEST END CLOSE Condominiums, as established under Master Deed of record in Instrument 200300701-0090321 amended at Instrument Nos. 20030724-0103538 and 20031202-0173105, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Browning-Bacon Properties, LLC, a Tennessee limited liability company by Warranty Deed from Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company, recorded the 20th day of February, 2003 in Instrument No. 20030220-0022788, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as Unit No. 12, West End Close, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of November, 2004.

Browning-Bacon Properties, LLC

BY: _____

J. Richard Bacon, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, J Richard Bacon,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the ~~President~~ Chief Manager of Browning-Bacon Properties, LLC, the within named bargainor, a corporation, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Chief Manager.

Witness my hand and official seal at
Nashville, Tn
on this 11th day of November, 2004.
Cara Monforte
NOTARY PUBLIC

My Commission Expires: _____

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
...ss JAN. 28, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903