REALTY TITLE IS
BOX 48A

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $334,000.00

Affiant

Subscribed and sworn to before me, this 20 day of January, 2005.

Notary Public
My commission expires: 9-16-05

KEVIN STEINKE NOTARY PUBLIC AT LAR

Davidson County DEEDWARR
Recvd: 01/24/05 09:18 2 pgs
Fees:13.00 Taxes:1235.80
20050124-0008301

15-0412-150080

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry Hunt 51 Jones Circle Old Hickory TN 37138	Fifth Third Mortgage Company 336 Main Street Franklin, TN 37064	44-07-0-006

CO. TENN.

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, **Juanita S. Hobson, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Larry Hunt and wife, Cindy Hunt**, 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 part of Lot 19 and part of Lot 20 on the Plan of River Vista Subdivision, of record in Plat Book 1424, page 118, said Register's Office, to which plat reference is hereby made for a more complete description. Being described according to a re-survey by Donald R. Carver, Surveyor, dated November 23, 1970 as follows:

Beginning at a point in the westerly margin of Jones Circle at the common corner of Lots 20 and 21; thence with the line between said lots, westerly 134 feet to a point; thence north 11 deg. east 256 feet to a point in the southwesterly margin of a 50 foot street dedicated by an instrument of record in Book 4142, page 257; thence with the margin of the same, south 48 deg. west 139.4 feet to a point at the beginning of a curve; thence around said curve, southwesterly feet to a point in the northwesterly margin of Jones Circle; then with the margin of the same, southwesterly 130.1 feet to the point of beginning.

Being part of the same property conveyed to Jim B. Hobson and wife, Juanita S. Hobson by deed from Hattie Belle Halliburton, a widow, dated 5-20-59, of record in Book 2907, page 278, Register's Office for Davidson County, Tennessee. Jim B. Hobson has since died.

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 51 Jones Circle, Old Hickory, TN 37138

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my 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.

WITNESS my hand this 20 day of January, 2005.

Juanita S. Hobson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Juanita S. Hobson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 20 day of January, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

