Record 182
Box 64

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/25/05 14:38 2 pgs
Fees:13.00 Taxes:543.53
20050125-0009211

W & I Ref:(———) Title No: 46094
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carrie Hunter 4042 Farmingham Woods Drive Hermitage, Tennessee 46094	SAME

TAX MAP-PARCEL NUMBERS: 087-05-A-161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$146,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory Jolly, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carrie Hunter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Farmingham Woods Phase IV of record in Book 7900, page 555 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory Jolly by deed from Scott A. Wilson and Aimee B. Wilson of record in Book 11399, Page 186, Register's Office for Davidson County, Tennessee.

Leanne Jolly, spouse of Gregory Jolly, joins in this conveyance solely to convey any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 555, said Register's Office, which Plan shows a 20 foot minimum building setback line from Farmingham Woods Drive together with a designated building site, and a 20 foot easement for public utility and drainage purposes along the front line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 8238, page 176, Book 8351, page 533, Book 8447, page 635, Book 9006, page 414, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4042 Farmingham Woods, Hermitage, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of January, 2005.

Gregory Jolly

Leanne Jolly

State of TENNESSEE
County of DAVIDSON

On this 24th day of January, 2005 , before me the undersigned authority, personally appeared Gregory Jolly and Leanne Jolly , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $146,900.00

Affiant

Sworn and subscribed before me this the 24th day of January, 2005. ANDREW H. MALONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 8/22/06

Notary Public