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 $ 1,000.00

Affiant

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

Notary Public
My commission expires: 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

15-0412-150086

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry Hunt Buffalo St. Old Hickory TN 37138	xCASHx NEW OWNER	44-11-0-203

Davidson County DEEDWARR
Recvd: 01/27/05 10:19 2 pgs
Fees:13.00 Taxes:3.70

20050127-0010029

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, **Iva Juanita 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 Lot 135A, Section A-1 and Part of Section A, Village of Old Hickory, of record in Plat Book 1424, page 101, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jim B. Hobson and wife, Iva Juanita Hobson by deed dated 12-16-71, from Vernie D. Whitsett and wife, Aboilean E. Whitsett, of record in Book 4562, Page 606, 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 unimproved property known as Buffalo St., 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.

Iva Juanita Hobson

Iva Juanita Hobson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Iva Juanita 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.

Robbin Teasley

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

