Box 44 CL

Davidson County DEEDWARR
Recvd: 02/15/05 12:50 2 pgs
Fees:13.00 Taxes:919.45

20050215-0017127

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $248,500.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2005. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC GEORGE V. CRAWFORD, JR. DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Number:
Jennifer L. Hunter 5113 Fredericksburg Way E Brentwood, TN 37027	First Horizon Home Loan Corp. 2525 West End Ave., Suite 400 Nashville, TN 37203	171-34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD F. WELLS AND WIFE, KATHLEEN PUST WELLS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JENNIFER L. HUNTER, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 126, Section 1B, Fredericksburg, of record in Book 7900, page 552, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard F. Wells and wife, Kathleen Pust Wells by deed from Neal Richard Lyons and wife, Molly B. Lyons, of record as Instrument No. 20010613-0062071, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

KPW

1. 2006 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 7900, page 552, as corrected by Surveyor's Certificate of Correction of record in Book 9469, page 129, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 7798, page 843, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8920, page 65, as amended in Book 9500, page 393; Book 9860, page 840 and in Book 10694, page 541, Register's Office for Davidson County, Tennessee.

This is improved property known as 5113 Fredericksburg Way E, Brentwood, TN 37027.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 11th day of February, 2005.

RICHARD F. WELLS

Kathleen P. Wells

KATHLEEN PUST WELLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD F. WELLS AND KATHLEEN PUST WELLS**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of February, 2005.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007