THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 02/17/05 13:05 7 pgs
Fees:38.00 Taxes:210.90
20050217-0018213

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To	Map-Parcel Nos.
Buel E. Hunter, Jr. 1215 Emmett Avenue Nashville, TN 37206	Same	72-13-362

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Olivia Ann Risch and husband John Risch, David Dwight Hunter and wife Mary Hunter, Douglas Wayne Hunter, Bradley King Hunter, Lisa K. Bennett and husband Ernest Bennett, and Richard Adcock, Jr. and wife Joanne Adcock,** have this day bargained and sold, and do hereby transfer and convey unto the said **Buel E. Hunter, Jr.**, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "A" on the Map of Tim H. Moore's Subdivision, of record in Book 332, page 107, Register's Office for said County, and being Lot No. 1 in the resubdivision of the northerly 230 feet of said lot and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, May 10, 1952, as follows:

Beginning at a point in the easterly margin of Emmett Avenue 172.5 feet south of the southeast corner of said Avenue and an alley, also being the southwesterly corner of Lot 2; thence easterly parallel to the south margin of said alley, 146.5 feet to a point; thence southerly along the rear line of Lot 10 of Block "A", 57.5 feet; thence westerly 143 feet to the east margin of Emmett Avenue; thence north, with said Avenue, 57.5 feet to the beginning.

Being the same property conveyed to Buel A. Hunter and wife, Margaret A. Hunter by deed of record in Book 3467, page 389, said Register's Office, the said Buel E. Hunter having predeceased Margaret A. Hunter and the said Margaret A. Hunter having since died. the Will of Margaret A. Hunter, now known as Margaret A. Reynolds of record in Docket No. 04P-1499, Davidson County Probate

Court devised the subject property to Olivia Ann Risch, Buel E. Hunter, Jr., David Dwight Hunter, Douglas Wayne Hunter, Bradley King Hunter, Lisa K. Bennett and Richard Adcock, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $57,000.00.
Subscribed and sworn to before me, _____ Affiant
this 11th of February, 2005
My Commission Expires: 3.22.08
_____ Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

This is improved property located at 1215 Emmett Avenue, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 12 day of Jan, 2005.

Olivia Ann Risch

Olivia Ann Risch

STATE OF Ohio
COUNTY OF Hocking

Personally appeared before me, Jane Ann Weiland, a Notary Public in and for said County and State, **OLIVIA ANN RISCH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Logan, Ohio, this the 12th day of January, 2005.

Jane Ann Weiland
NOTARY PUBLIC

My Commission Expires: 8/29/08

John E Risch
John Risch

STATE OF Ohio
COUNTY OF Hocking

Personally appeared before me, Jane Ann Weiland, a Notary Public in and for said County and State, **JOHN RISCH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Logan, Ohio, this the 12th day of January, 2005.

Jane Ann Weiland
NOTARY PUBLIC

My Commission Expires: 8/29/08

David Dwight Hunter
David Dwight Hunter

STATE OF Ohio
COUNTY OF Franklin

Personally appeared before me, Sharon D. Largent, a Notary Public in and for said County and State, **DAVID DWIGHT HUNTER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbus, Ohio, this the 13th day of Jan, 2005.

Sharon D. Largent
NOTARY PUBLIC

SHARON D. LARGENT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 11, 2009

My Commission Expires: _____

Mary Hunter
Mary Hunter

STATE OF Ohio
COUNTY OF Franklin

Personally appeared before me, Sharon D. Largent, a Notary Public in and for said County and State, **MARY HUNTER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbus, Ohio, this the 13th day of Jan, 2005.

Sharon D. Largent
NOTARY PUBLIC

SHARON D. LARGENT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 11, 2009

My Commission Expires: _____

Lisa Bennett
Lisa K. Bennett

STATE OF Ohio
COUNTY OF Knox

Personally appeared before me, Phil Thompson, a Notary Public in and for said County and State, **LISA K. BENNETT**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Vernon, Ohio, this the 12 day of JAN, 2005. 9:00

Phil Thompson
NOTARY PUBLIC

My Commission Expires: Jan 8 2008

Ernest Bennett
Ernest Bennett

STATE OF Ohio
COUNTY OF Knox

Personally appeared before me, Phil Thompson, a Notary Public in and for said County and State, **ERNEST BENNETT**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Vernon, Ohio, this the 12 day of JAN, 2005. 9:00

Phil Thompson
NOTARY PUBLIC

My Commission Expires: Jan 8, 2008

Douglas W. Hunter
Douglas Wayne Hunter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rhonda Lanita Groves a Notary Public in and for said County and State, **DOUGLAS WAYNE HUNTER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10th day of February, 2005.

Rhonda Lanita Groves
NOTARY PUBLIC

My Commission Expires: 3.22.08

RHONDA LANITA GROVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bradley King Hunter
Bradley King Hunter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rhonda Lanita Groves a Notary Public in and for said County and State, **BRADLEY KING HUNTER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 11th day of February, 2005.

RHONDA LANITA GROVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Rhonda Lanita Groves
NOTARY PUBLIC

My Commission Expires: 3.22.08

Richard Adcock Jr.
Richard Adcock, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rhonda Lanita Groves a Notary Public in and for said County and State, **RICHARD ADCOCK, JR.**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14th day of February, 2005.

Rhonda Lanita Groves
NOTARY PUBLIC

My Commission Expires: 3-22-08

RHONDA LANITA GROVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

JoAnn Adcock
Joanne Adcock

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rhonda Lanita Groves, a Notary Public in and for said County and State, **JOANNE ADCOCK**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14th day of February, 2005.

Rhonda Lanita Groves
NOTARY PUBLIC

My Commission Expires: 3-22-08

RHONDA LANITA GROVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.