Davidson County DEEDWARR
Recvd: 03/28/05 15:33 3 pg
Fees:18.00 Taxes:455.10
20050328-0033049

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$123,000.00.**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 23 DAY OF **MARCH, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 01-25-06
(AFFIX SEAL)

TERINA C. GARRISON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 306, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Nsyhauna Cox	**Same**	**058-14-0-094.00**
4313 West Hamilton Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James O. Hunter, and wife, Helen P. Hunter,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Nsyhauna Cox, an unmarried woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 4675, page 14 & 15, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **4313 West Hamilton Road**
Nashville, TN 37218

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 and assigns forever; and we do not covenant with the said GRANTEES 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the 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 23rd day of **MARCH, 2005.**

James O. Hunter
James O. Hunter

Helen P. Hunter By James O. Hunter her attorney in fact
Helen P. Hunter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James O. Hunter ~~and Helen P. Hunter~~,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN

This 23 day of **MARCH, 2005.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO., TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006

State of Tennessee)
County of **Davidson**)

On this 23rd day of **March, 2005**, before me personally appeared **James O. Hunter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Helen Hunter**, and who acknowledged that **he** executed the same as the free act and deed of **Helen Hunter**.

Witness my hand and official seal at Madison

This 23rd day of **MARCH, 2005.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO., TENN. MY COMMISSION EXPIRES: JAN. 25, 2006

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 46 on the Plan of Gold Key Subdivision, Section 1, of record in Book 4675, pages 14 and 15, said Register's Office.

Said Lot No. 46 begins on the westerly margin of West Hamilton Road at the common corner of Lots 45 and 46 and runs northwesterly with the line between said lots 132.6 feet to a point being the common corner of Lots 43, 44, 45 and 46; thence northeasterly 124.56 feet to a point being the common corner of Lots 46, 46 and 47; thence southeasterly with the line between Lot 46 and 47, 142.0 feet to a point on the westerly margin of West Hamilton Road; thence southwesterly with the margin of said Road 98.19 feet to the point of beginning.

Being the same property conveyed to James O. Hunter and wife, Helen P. Hunter by Warranty Deed from Cumberland Builders, Inc., dated June 29, 1976 and filed for record June 29, 1976 in Book 5040 page 294, Register's Office for Davidson County, Tennessee.