THIS INSTRUMENT PREPARED BY:

JO

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 04/04/05 16:05 2 pg
Fees:13.00 Taxes:638.25

20050404-0036605

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Daniel Fell, et. al. 1409 Franklin Ave., Nashville, TN 37206	New Owner	Map 83-05 Parcel 352.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, VERNA B. HUNTER, a widow, by and through her Attorney-In-Fact, JO ANN PONDER, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does hereby transfer and convey unto DANIEL FELL, unmarried, and CATHERINE SCHNURMAN, unmarried, as joint tenants, with survivorship obtaining, hereinafter referred to as the "GRANTEES", the survivor of them, the survivor's heirs or their 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 No. 46 on the Plan of the Subdivision of part of the Weakley Home Place, as of record in Book 421, Page 36, Register's Office for said County.
>
> Said Lot No. 46 fronts 50 feet on the northerly side of Franklin Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Clarence A. Hunter and wife Verna B. Hunter by deed from Rachel Page Douglas, a Widow, dated December 5, 1958, and filed for record in Book 2857, Page 169, Register's Office for Davidson County, Tennessee. The said Clarence A. Hunter died on November 27, 1982, at which time Verna B. Hunter became vested with ownership and title to the said property in fee simple.
>
> The mailing address for the said property is 1409 Franklin Ave., Nashville, TN 37206
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining, and not as tenants in common - that is that upon the death of either of them, the survivor shall own and hold title to the said property in fee simple, without any right, claim or interest on the part of the decedent's heirs or estate.

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 the GRANTOR, does covenant with the said GRANTEES, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. All matters shown on the Plan of record in Book 421, Page 36, said Register's Office.

And, the GRANTOR, does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, or the survivor of them, the survivor's heirs and their assigns, against the lawful claims of all persons whomsoever.

JO ANN PONDER, executes this deed for and on behalf of VERNA B. HUNTER, under the provisions of a Durable Power of Attorney filed for record as instrument number 20030424-0055572 in the Register's Office for Davidson County, Tennessee.

WITNESS my hand on the day and date acknowledged below.

"GRANTOR"

VERNA B. HUNTER
BY: JO ANN PONDER
ATTORNEY-IN-FACT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 1st day of April , 2005, before me, personally appeared JO ANN PONDER, to me known to be the person who executed the foregoing instrument on behalf of VERNA B. HUNTER, and acknowledged that she executed the same as the free act and deed of the said VERNA B. HUNTER.

WITNESS my hand and official seal this the 31st March, 2005.

HOMER R. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $172,500.00.

Affiant

Sworn to and subscribed before me, this the 31st day of March, 2005.

NOTARY PUBLIC

HOMER R. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE