THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 20627B-HUNDLEY

PLEASE RECORD & RETURN TO:
Rudy Title and Escrow, L.L.C.
2012 21st Ave. South
Nashville, TN 37212

MAP/GROUP/PARCEL:
018-12-0/051.00

NEW OWNER'S NAME AND ADDRESS:
DUSTY E. AND ERICA HUNDLEY
308 FANNIN DRIVE
GOODLETTSVILLE, TN

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 05/05/05 13:19 2 pgs
Fees:13.00 Taxes:427.35
20050505-0050768

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged that we, MICHAEL E. EVANS AND SYLVIA A. EVANS, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto DUSTY E. HUNDLEY AND ERICA HUNDLEY, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62 ON THE PLAN OF A REVISION OF MANSKER HEIGHTS, SECTION 2, OF RECORD IN BOOK 3106, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property commonly known as 308 Fannin Dr., Goodlettsville, Tennessee 37072.

BEING the same property conveyed to Grantors herein by deed of record in Book 8673, Page 456, and in Instrument No. 20040607-0066814, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of record in Instrument No. 20040607-0066814 incorrectly stated lot number of property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MICHAEL E. EVANS

SYLVIA A. EVANS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MICHAEL E. EVANS AND SYLVIA A. EVANS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 2nd day of May, 2005.

NOTARY PUBLIC
Exp: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $115,500.00.

AFFIANT

Sworn to and subscribed before me, this the 2nd day of May, 2005.

NOTARY PUBLIC
Exp: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY