Davidson County DEEDWARR
Recvd: 06/01/05 09:57 2 pgs
Fees:13.00 Taxes:159.10

20050601-0061474

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN02997

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
25th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires NOV 26, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene Stan Chatman **1813 9th Avenue North** **Nashville, TN 37208**	**New Owner**	**081-08-020**

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,

Heirs at law of Clara Hunt

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

Eugene Stan Chatman, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 37 on J.L. Valentino's Subdivision of Lot No. 1 in Woodards' Plan called "Maple Grove Plan", of record in Book 57, page 83, Register's Office for said County.

Being the same property conveyed to Clara Hunt, by Installment Deed from J.F. McClellan and wife, Dora McClellan, dated 10-10-61 and recorded 10-18-61 in Book 3285, page 425, Register's Office for Davidson County, Tennessee. Clara Hunt is now deceased, leaving said property to her Heirs at Law. Clara Hunt is also known as Clara Hunt Gardner.

Affidavit of heirship:
20050601-0061463

Unimproved ( )
This is improved (X) property known as **1813 9th Avenue North, Nashville, TN 37208**
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 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 forever 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 our hands this 25th day of May, 2005.

Walter Hunt, Heir at Law

Walter Hunt, Heir at Law

Barbara Hunt-Pope, Heir at Law by Walter Hunt, Attorney in Fact

Barbara Hunt-Pope, Heir at Law by Walter Hunt, Attorney in Fact of record in Instrument No. 20050601-0061469

Samuel Hunt, Heir at Law by Walter Hunt, Attorney in Fact

Samuel Hunt, Heir at Law by Walter Hunt, Attorney in Fact of record in Instrument No. 20050601-0061470

Catherine Summers, Heir at Law by Walter Hunt, Attorney in Fact

Catherine Summers, Heir at Law by Walter Hunt, Attorney in Fact of record in Instrument No. 20050601-0061471

Sandra Smith, Heir at Law by Walter Hunt, Attorney in Fact

Sandra Smith, Heir at Law by Walter Hunt, Attorney in Fact of record in Instrument No. 20050601-0061473

Thomas Hunt, Heir at Law by Walter Hunt, Attorney in Fact

Thomas Hunt, Heir at Law by Walter Hunt, Attorney in Fact of record in Instrument No. 20050601-0061472

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Hunt, Heir at law of Clara Hunt, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25 day of May, 2005.

Commission Expires:
My Commission Expires NOV. 26, 2005

Lisa G. Page
Notary Public

LISA G. PAGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2005, before me personally appeared Walter Hunt, to me known to be the person who executed the foregoing instrument on behalf of Barbara Hunt-Pope, Samuel Hunt, Catherine Summers, Sandra Smith and Thomas Hunt as their Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Barbara Hunt-Pope, Samuel Hunt, Catherine Summers, Sandra Smith and Thomas Hunt.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of May, 2005.

Commission Expires:

My Commission Expires NOV. 26, 2005

Lisa G. Page
Notary Public

LISA G. PAGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.