Davidson County DEEDWARR
Recvd: 07/13/05 15:22 3 pgs
Fees:18.00 Taxes:310.80

20050713-0081345

**THIS INSTRUMENT PREPARED BY:**
Martin C. Giner, Attorney
222 Second Avenue North
Washington Square, Suite 326
Nashville, Tennessee 37201
(615) 259-9222

# WARRANTY DEED

| Address of New Owner as Follows: | Send Tax Bill to: | Map/Parcel Nos. |
|---|---|---|
| Andrea M. Durbin<br>838 Seymour Avenue<br>Nashville, TN 37206 | N,BANK<br>$$Merchant Street, Suite 300<br>Cincinnati, OH 45246 | 082-08-0-097.00 |

**FOR AND IN CONSIDERATION** of the sum of Eighty Four Thousand Dollars and no/100 ($84,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Jerry Hunt and wife Deborah Hunt (the "Grantors") have bargained and sold and by these presents does transferred and convey unto Andrea M. Durbin, unmarried (the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN being Lot No. 9, Block A on the Map of the Nashville Trust Company's Subdivision of the A. W. Shryer Property as of record in Book 843, Page 25, of the Registers' Office for Davidson County, TN. Said Lot No. 9 fronts 50 feet on the Southerly side of Seymour Avenue and runs back between lines 177 feet 6 inches on the Easterly line and 176 feet 9 inches on the Westerly line to a dead line on which it measures 50 feet.

BEING the same property conveyed to Jerry Hunt and wife Deborah Hunt by Deed of recorded in Instrument No. 20020117-0006912, Register's Office for Davidson County, Tennessee.

This is improved real property known as 838 Seymour Avenue, Nashville, Tennessee 37206.

The property description was taken from a previously recorded instrument. No survey of the property was done in connection with this transaction.

Possession upon delivery of the Deed. 2005 real estate taxes to be pro rated.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, her heirs and assigns, forever. And Grantors do covenant with the said Grantee that they are

lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed as follows:

1. The Plan of Record in Book 843, Page 25, Register's Office for Davidson County, Tennessee.

And we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

**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.

**IN WITNESS WHEREOF**, I have set my hands on this 16th day of June, 2005.

Jerry Hunt

Deborah Hunt

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, a Notary Public in and for said County and State, the within named Jerry Hunt and Deborah Hunt, the bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand in Nashville, Davidson County, Tennessee, this 16th day of June, 2005.

MARY SUMNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**NOTARY PUBLIC**

My Commission Expires: 3-22-08

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

**AFFIANT**

Sworn to and subscribed before me

this 16th day of [illegible], 2005.

Notary Public

My Commission Expires 3-22-08

MARTIN C. GINN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY