THIS INSTRUMENT PREPARED BY:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/24/05 14:24 2 pgs
Fees:13.00 Taxes:469.90

20050824-0101107

WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
Jacqueline Hunter 900 Santa Maria Cove Madison, TN 37115	Same	052-08-0-A 262.00 CO

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $127,000.00.

Christie Berry
Affiant

Subscribed and sworn to before me this 8 day of August, 2005.

Notary Public

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

****

FOR AND IN CONSIDERATION of One Hundred Twenty-Seven Thousand Dollars ($127,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SCHUNN P. PRICE and husband, ERIC TURNER,** ("Grantors") by these presents do hereby transfer, sell and convey to **JACQUELINE HUNTER, married,** ("Grantee"), her heirs, successors and assigns, all their interest, right and title in certain property as follows:

Land in Davidson County, Tennessee being Lot No. 86 on the Plan of Heron Walk, Section 4, Phase 2 of record in Plat Book 9700, page 687, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Schunn P. Price, unmarried, by deed from Allen Earps Builders LLC, of record in Book 11351, Page 546, Register's Office for Davidson County, Tennessee.

Eric Turner joins in this conveyance to convey any/all marital rights.

This conveyance is made subject to the following:

(1) Taxes for year 2005, and subsequent years, prorations having been made as of the closing date.
(2) The plan of record in Book 9700, pages 687 said Register's Office.
(3) Restrictive Covenants contained in an instrument of record in Book 10095, Page 464; Book 10170, Page 124, said Register's Office.

This conveyance is further subject to all easements, and other matters of record.

This is improved property known as 900 Santa Maria Cove, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except as shown herein.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8th day of August, 2005.

GRANTORS:

SCHUNN P. PRICE

ERIC TURNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCHUNN P. PRICE and husband, ERIC TURNER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2005.

Notary Public

My Commission Expires: 5/23/09

