Davidson County DEEDWARR
Recvd: 10/18/05 14:49 3 pgs
Fees:18.00 Taxes:332.63

20051018-0125718

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Marilyn C. Ramey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 3rd DAY OF October, 2005.

L. Broner McCoy
NOTARY PUBLIC

My Commission expires: 10/23/06

L. BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

Dustin F. Dowling and Julie M. Dowling, Husband and Wife

Address of New Owner	Send Tax Bills To:	Tax Information:
William J. Hunt, Donna E. Hunt and Marilyn C. Ramey 8172 Old Pond Rd. Pegram, TN 37143	Same	100-0-66

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dustin F. Dowling and Julie M. Dowling, Husband and Wife,** thereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **William J. Hunt and wife, Donna E. Hunt, and Marilyn C. Ramey,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described below, **to be held as Tenants in common with rights of survivorship with it being the intent of all three Grantees that the survivor of them shall acquire the entire fee.**

Being in the 8th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin set in the east right-of-way of Old Pond Creek Road, located 700 feet north from the southwest corner of the Merton Lenin Johnson property; thence N. 10 deg 26' 42" W. 35.70' to a point; thence with a curve along said road Delta 33 deg 38' 24", Tangent 42.44', Radius 140.40' 82.43' to a point; thence N. 23 deg 11' 42" E. 86.90' to a point; thence with a curve along said road Delta 14 deg 17' 20", Tangent 93.13', Radius 743.02' 188.77' to a point; thence N. 08 deg 54' 22", W. 46.67' to an iron pin; thence N. 81 deg 05' 38" E. 478.44' to an iron pin; thence S. 08 deg 54' 22" E. 413.89' to an iron pin; thence S. 81 deg 05' 38" W. 596.73' to the point of beginning, containing 5 acres more or less, according to a survey of Gregg Underwood dated 04/28/86.

BEING the same property conveyed to Dustin F. Dowling, and wife, Julie M. Dowling, by deed from Richard L. Owen and wife, Vickie K. Owen, dated 04/18/1997 and recorded at Book 10423, page 607, Register's Office of Davidson County, Tennessee.

This Conveyance includes the modular home having been affixed on a permanent foundation on said real property.

This is improved property generally located:
8172 Old Pond Rd., Pegram, TN 37143

SUBJECT TO THE FOLLOWING:

1. 2005 Taxes have been prorated and have been assumed by and are the responsibility of Grantor.

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. We do covenant with said Grantees that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Dustin F. Dowling and Julie M. Dowling, Husband and Wife,** have caused this instrument to be executed, this the 21 day of October, 2005.

Dustin F. Dowling

Julie M. Dowling

STATE OF Tennessee
COUNTY OF Shelby

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Dustin F. Dowling and Julie M. Dowling, Husband and Wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

SWORN to and subscribed before me
This the 8th day of October, 2005.

My commission Expires: My Commission Expires September 17, 2008

Danny Lanley
NOTARY PUBLIC