ADDRESS NEW OWNERS and
SEND TAX BILLS:
JAMES HUNTER and wife,
SHETONYA HUNTER

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
41 - 5 - 1

Davidson County DEEDWARR
Recvd: 12/02/05 10:20 2 pgs
Fees:13.00 Taxes:140.60

20051202-0144948

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT THOUSAND DOLLARS ($38,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JAMES HUNTER and wife, SHETONYA HUNTER, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Page 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being a part of the same property conveyed to Khushru H. Frenchman and wife, Rita K. Frenchman by deed dated August 8, 1980 of record in Book 5635, Page 392, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 4136 Creek Trail Drive, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

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 as herein provided.

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

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 1 day of December, 2005.

KHUSHRU H. FRENCHMAN

RITA K. FRENCHMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, the within named bargainors 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 at office this 1 day of December, 2005.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires:

10/24/09

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $38,000.00.

AFFIANT

Subscribed to and sworn before me, this the 1st day of December, 2005.

NOTARY PUBLIC

My Commission Expires:

4-27-2009

VANNESSA E. ALLBRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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