03

Realty Title
48-A

WARRANTY DEED

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Jessica Talbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/21/05

Mandy Alsup
Notary Public

MY COMMISSION EXPIRES: 6/9/07
(AFFIX SEAL)

MANDY ALSUP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C/O NEI GLOBAL RELOCATION COMPANY	C/O NEI GLOBAL RELOCATION COMPANY	155 08 0E 070.00
(NAME) 8701 WEST DODGE ROAD	(NAME) 8701 WEST DODGE ROAD	
(ADDRESS) OMAHA, NE 68114	(ADDRESS) OMAHA, NE 68114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 27 day of December, 2005 by and between TRACY R. HUNT AND MELISSA HUNT, HUSBAND AND WIFE, party of the first part, and N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of Resubdivision Bellevue Highlands, Phase 2, a Planned Unit Development, of record as Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to TRACY R. HUNT AND MELISSA HUNT , HUSBAND AND WIFE by deed from ANTHONY A. KEETON AND WIFE DIAHANN M. KEETON, of record in Deed Instrument # 20021025-0130881, Register's Office for DAVIDSON County, Tennessee.

Subject to Restrictions of record in Deed Book 11592, Page 670, Register's Office of said County. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Alan Scoggins

Lisa Hayward
LISA HAYWARD

Tracy R Hunt
TRACY R. HUNT

Melissa Hunt
MELISSA HUNT

Davidson County DEEDWARR
Recvd: 01/06/06 14:46 3 pgs
Fees:18.00 Taxes:817.70

20060106-0002459

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared TRACY R. HUNT, HUSBAND OF MELISSA HUNT individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, TN this 15th day of Nov, 2005

Commission Expires: 3-25-06

JUDY M. DOWELL
Notary Public At Large
Davidson County, TENN
Commission Expires March 25, 2006

STATE OF Tennessee
COUNTY OF Davidson

Judy M Dowell
Notary Public

Before me, a Notary Public in and for said County and State, personally appeared MELISSA HUNT, WIFE OF TRACY R. HUNT individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, TN this 15th day of Nov, 2005

Commission Expires: 3-25-06

JUDY M. DOWELL
Notary Public At Large
Davidson County, TENN
Commission Expires March 25, 2006

Judy M Dowell
Notary Public

EXHIBIT "B"

Standard Exceptions:

(a) Rights or claims of parties in possession not shown by the public records.

(b) Easements, or claims of easements, not shown by the public records.

(c) Encroachments, overlaps, boundary Line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

(d) Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

(e) Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.

(f) Restrictions upon the use of the premises not appearing in the chain of title to the land.

Special Exceptions:

(a) Subject to all matters as set forth per Plat Instrument #20010202-0010403, Register's Office of said County.

(b) Taxes for the year 2005 due and payable in the amount of $2107.87. All prior years are paid. All subsequent years a lien, but not yet due and payable. Map 155.08-OE-070.00

(d) Stormwater Detention Agreement as shown of record in Deed Book 11509, Page 615, Register's Office for said County.