Davidson County DEEDWARR
Recvd: 02/02/06 08:12 2 pg
Fees:13.00 Taxes:610.50

20060202-0012702

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
David R. Hunter, et ux 417 Rosehill Drive Goodlettsville, TN 37072	Same as New Owner	Map 25-7 Parcel 3

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NORMAN H. TRAVIS and wife, ELIZABETH F. TRAVIS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DAVID R. HUNTER and wife, STACEY S. HUNTER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 71 on the Plan of Ranchwood Estates, Section III, Goodlettsville, Tennessee, and of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee.

SAID Lot No. 71 fronts 205.4 feet on the northerly side of Rosehill Drive and runs back between lines 310 feet on the Easterly line and 295.85 feet on the Westerly line to a broken line in the rear upon which it measures 72.39 feet thereon.

BEING the same property conveyed to Norman H. Travis and wife, Elizabeth F. Travis by deed from Thomas S. Stewart and wife, Shirley M. Stewart filed for record in Book 5546, Page 93, Register's Office for Davidson County, Tennessee.

The said property is improved property known as 417 Rosehill Drive, Goodlettsville, Tennessee 37072.

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.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, and which will be paid, in full, by the GRANTEES, without proration, when due.

2. Subject to any and all matters as they may appear on the plan of record in Plat Book 3300, page 59, said Register's Office.

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

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

NORMAN H. TRAVIS

ELIZABETH F. TRAVIS

"GRANTEES"

DAVID R. HUNTER

STACEY S. HUNTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMAN H. TRAVIS and wife, ELIZABETH F. TRAVIS, and DAVID R. HUNTER and wife, STACEY S. HUNTER, 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 the 30th day of January, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of January, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE