Davidson County DEEDWARR
Recvd: 06/16/06 16:06 2 pgs
Fees:13.00 Taxes:832.50

20060616-0072272

PATSI B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2006.

Notary Public

My commission expires: 5-23-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

file #43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carol A. Senecal	**S A M E**	052 09 0
1301 Fernbank Avenue		259.00
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Raymond Hunt, an unmarried widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol A. Senecal, an unmarried woman

HEREINAFTER CALLED 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 all of Lot No. 2, on the plan of the Resubdivision of Lot No. 3 MONTAGUE SUBDIVISION, of record in Book 6050, page 223 Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Raymond Hunt and wife, Virginia G. Hunt, by instrument executed April 24, 1990, which is of record in Book 8096 page 925, Register's Office for Davidson County, Tennessee. Virginia G. Hunt who was one and the same person as Virginia Goodwin Hunt, passed away August 25, 2002, leaving Raymond Hunt as the surviving tenant by the entirety.

THIS conveyance is subject to restrictions of record in said Register's Office.

This is improved property known as **1301 Fernbank Avenue, Madison, TN 37115**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant 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. 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.

Witness my/our hand(s) this 15th day of June, 2006.

Raymond Hunt - unmarried

Raymond Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Raymond Hunt,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **June, 2006.**

Patsi B. Gregory

Notary Public

My Commission Expires: 5-23-2010

PATSI B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY