WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,000.00.

Affiant

Subscribed and sworn to me on February 5, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 02/09/07 14:16 2 pgs
Fees:13.00 Taxes:632.70

20070209-0017300

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robbie Lynn Hunsinger 4021 Ivy Drive Nashville, TN 37216	SAME	73-01-104

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kathleen J. Orr-Maddox f/k/a Kathleen J. Orr, **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robbie Lynn Hunsinger, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 50 on the Plan of Sections Three and Four, Moss Rose Heights, as of record in Plat Book 1835, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed by Warranty Deed dated July 30, 2001 to Kathleen J. Orr, having since married and now known as Kathleen J. Orr-Maddox, from Tamela D. Adams, unmarried, of record as Instrument No. 20010808-0085346, said Register's Office.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2007 Davidson County and subsequent taxes are assumed by the Grantee;
> 2. Matters shown on plan of record in Book 18354, page 103, in the Register's Office for Davidson County, Tennessee;
> 3. Sanitary Sewer Easement of record in Book 4197, Page 271, Register's Office for said County; and
> 4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 4021 Ivy Drive, Nashville, TN 37216.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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.

Terry Maddox, spouse of Kathleen Orr-Maddox, joins in this conveyance to transfer any marital interest he may have in the property.

WITNESS our hands on February 5, 2007.

Kathleen J. Orr-Maddox

Terry Maddox

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 5, 2007, before me personally appeared Kathleen J. Orr-Maddox and husband, Terry Maddox, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 5, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE