PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/26/07 14:50 2 pgs
Fees:13.00 Taxes:1295.00
20070226-0023798

W & I Ref:(dm) Title No: 48445
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey H. Hunter Margo Hunter 770 Elysian Fields Road Nashville, Tennessee 37204	New Owners

TAX MAP-PARCEL NUMBERS: 13211007000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mildred P Sugg, a widow who has not remarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey H. Hunter and spouse, Margo Hunter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Elysian Fields Section 1 of record in Book 1424, page 81 Register's Office for said County.

Said Lot No. 52 fronts 120 feet on the easterly margin of Elysian Fields Road and extends back between parallel lines and 335 feet to a dead line in the rear, measuring 160.4 feet thereon.

Being the same property conveyed to Robert Oliver Sugg and wife, Mildred Parman Sugg by deed from Katherine D. Yates of record in Book 4090, page 885, said Register's Office. The said Robert Oliver Sugg has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 81, said Register's Office, which Plan shows a 100 foot minimum building setback line from Elysian Fields Road and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 770 Elysian Fields Rd., Nashville, Tennessee 37204

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of February, 2007.

Mildred P Sugg

Mildred P Sugg

State of TENNESSEE
County of DAVIDSON

On this 23rd day of February, 2007 , before me the undersigned authority, personally appeared Mildred P Sugg, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Sworn and subscribed before me this the 23rd day of February, 2007

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public