WARRANTY DEED

ET-07-0191

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,900.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 06/30/10

(AFFIX SEAL)

NOTARY PUBLIC NAME BUCHANAN STATE OF TENNESSEE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Hunter	John W. Hunter	
420 Hunters Place (ADDRESS)	(NAME) 420 Hunters Place (ADDRESS)	64-12-A-420 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM E. KRAUS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN W. HUNTER AND WIFE, LORETTA J. HUNTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 420, FOX RUN, SECOND REVISION, PART OF SECTION 2 AND FIRST REVISION, PART OF SECTION 1, as shown on plat of record in Plat Book 6250, Page 118, as established under Master Deed of record in Book 5535, Page 713, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to William E. Kraus, married by Warranty Deed from Donna Huffines, unmarried, recorded on the 17th day of December, 2004 in Instrument No. 20041217-0150291, re-recorded at Instrument No. 20041228-0152809, in the Register's Office of Davidson County, Tennessee. The said Ronnie E. Huffines having predeceased Donna Huffines. Further being the same property conveyed to Ronnie E. Huffines and wife, Donna Huffines by Warranty Deed from Harris A. Gilbert, Trusee, and Norman W. Ginsberg, Trustee, executed on May 19, 1993 and recorded on May 20, 1993 in Book 8963, page 748, Register's Office of Davidson County, Tennessee.

Susan R. Kraus, spouse of William E. Kraus, joins in this conveyance to relinquish any rights she may have in and to said property.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 6250, page 118; Book 5548, page 852; Book 5564, page 582; Book 5896, page 1; Book 8510, page 100; Book 5535, page 713; Book 5895, page 516; Book 5936, page 301; Book 6370, page 817; Book 8510, page 95; Book 5208, page 188; Book 8035, page 646; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 420 Hunters Place, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 03/06/07 10:20 2 pgs
Fees:13.00 Taxes:569.43

20070306-0027471

Witness my/our hand(s) this 26th day of February, 2007.

William E. Kraus

Susan R. Kraus by W E Kraus attorney in fact

Susan R. Kraus
by William E. Kraus, Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 26th day of February, 2007, before me personally appeared William E. Kraus, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of February, 2007.

Connie J Buchanan

Notary Public

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

My Commission Expires: 6/30/10

STATE OF Tennessee
COUNTY OF Wilson

On this the 26th day of February, 2007, before me personally appeared William E. Kraus to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan R. Kraus, and who acknowledged he/she/they executed the same as the free act and deed of the said Susan R. Kraus. POA of record @ Inst 20071217-0150292 Register's office of Davidson Co, TN. YB

Witness my hand and official seal, this the 26th day of February, 2007.

Connie J Buchanan

Notary Public

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

My Commission Expires: 6/30/10

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520