Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me,
this 27th day of April, 2007.

Notary Public

My Commission Expires: 3.20.2010

Davidson County DEEDWARR
Recvd: 05/03/07 13:55 3 pgs
Fees:18.00 Taxes:2035.00
20070503-0053243

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

| Address New Owner as Follows: | Send Tax Bills to: | Map-Parcel Number |
|---|---|---|
| Alan Beaty<br>Denise Beaty<br>6317 Harding Road<br>Nashville, Tennessee 37205 | SAME | 129-07-53.00 |

**WARRANTY DEED**

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Britt P. Hunt**, married, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Alan Beaty and wife, Denise Beaty**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, Pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Britt P. Hunt, an unmarried man, by Warranty Deed from Donald A. Hunt and wife, Barbara K. Hunt of record in Instrument No. 20030724-0103688, Register's Office for Davidson County, Tennessee.

NOTE: Wendy Williams Hunt as spouse of the Grantor joins in this conveyance to convey any marital interest she may have.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Book 3600, Pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6317 Harding Road Nashville, TN 37205.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of April, 2007.

By: Britt P. Hunt

Britt P. Hunt

By: Wendy Williams Hunt

Wendy Williams Hunt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Britt P. Hunt, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 3 · 20 · 2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Wendy Williams Hunt, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 27th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: 3.20.2010

