PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

WARRANTY DEED

R-RK-07-5510

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris M. Hunter	Gateway Funding Diversified Mortgage Services, LP	
5510 Country Drive #112 (ADDRESS)	278 Franklin Road, Ste. 238 (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	162-9-A-112 CO

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 STACEY A. WILLBUR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRIS M. HUNTER, UNMARRIED AND JEFFREY C. JONES, MARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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 TOWNHOUSE 112, BUILDING 17, HICKORY VALLEY CONDOMINIUMS, PHASE 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 133, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4659, PAGE 32, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO STACEY A. WILLBUR BY WARRANTY DEED FROM TELISHA M. GAINES (FORMERLY KNOWN AS TELISHA M. NEELY) AND HUSBAND, BRAD GAINES AND JEFFREY E. NEELY AND WIFE, DONNA J. NEELY, RECORDED ON THE 14TH DAY OF JUNE, 2000 IN INSTRUMENT NO. 20000614-0059440, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 4300, PAGE 197 AND PLAT BOOK 4460, PAGE 133; CHARTER OF HICKORY VALLEY CONDOMINIUMS, PHASE 2, ASSOCIATION OF RECORD IN BOOK 7980, PAGE 470; MASTER DEED OF RECORD IN BOOK 4659, PAGE 32, AMENDED IN BOOK 4937, PAGE 429; EASEMENT FOR ACCESS OF RECORD IN BOOK 4892, PAGE 979, BOOK 5606, PAGE 663 AND BOOK 7497, PAGE 740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5510 Country Drive #112, Nashville, Tennessee 37211
(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: 10/01/07 10:15 2 pgs
Fees:13.00 Taxes:362.60

20071001-0116318

Witness my/our hand(s) this 28th day of September, 2007.

Stacey A. Willbur

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey A. Willbur, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 28th day of September, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL) ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903