THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 Return to: **SIDWELL & BARRETT, P.C.** **121 1st Avenue South, Suite 200** **Franklin TN 37064**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 305,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2008. Notary Public MY COMMISSION EXPIRES: 10/10/09 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas E. Hunter	New Owner	MAP 160-12
612 Spring House Court		PARCEL 139
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Robert Wesson and wife, Ruth Janelle Wesson, Trustees of the Wesson Joint Revocable Living Trust Agreement U/A/D February 13, 2001**

HEREINAFTER CALLED THE GRANTORS, HAVE **BARGAINED** AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas E. Hunter and Melissa C. Hunter, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Phase 2, Hearthstone, of record in Book 5200, Page 323 as corrected by Surveyor's Certificate of Correction of record in Book 6093, Page 414, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Wesson and wife, Ruth J. Wesson by deed from Donald L. Reeves and wife, Brenda K. Reeves, of record in Book 8335, Page 889, in the Register's Office for Davidson County, Tennessee, dated April 19, 1991, and conveyed to James Robert Wesson and wife, Ruth Janelle Wesson, Trustees of the Wesson Joint Revocable Living Trust Agreement U/A/D Feb. 13, 2001 and any Successors in Trust, and any amendments thereto, with full power to sell, mortgage or convey without the joinder of any beneficiary, of record in Instrument No. 20010221-0016385. said Register's Office, dated Feb. 13, 2001.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **612 Spring House Court, Brentwood, TN 37027.**

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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: 04/01/08 11:50 2 pg
Fees:13.00 Taxes:1128.50
20080401-0032500

Witness our hand(S) this the 28th day of March, 2008.

The Wesson Joint Revocable Living Trust Agreement U/A/D February 13, 2001

James Robert Wesson, Trustee

James Robert Wesson, Individually

Ruth Janelle Wesson, Trustee

Ruth Janelle Wesson, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James Robert Wesson and Ruth Janelle Wesson** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **The Wesson Joint Revocable Living Trust Agreement U/A/D February 13, 2001** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **James Robert Wesson and Ruth Janelle Wesson** as such **Trustees**.

Witness my hand and seal this the 28th day of March, 2008.

My Commission expires 9-16-2009

Notary Public

PEGGY NANCE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Robert Wesson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of March, 2008.

My Commission expires 9-16-2009

Notary Public

PEGGY NANCE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth Janelle Wesson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of March, 2008.

My Commission expires 9-16-2009

Notary Public

PEGGY NANCE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY