Prepared By:
~~RECORD AND RETURN TO:~~
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45690

Return To: W.G. Weaver Title & Escrow
5214 Maryland Way Suite 208
Brentwood, TN 37027

WARRANTY DEED

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Hundley et ux	SunTrust Mortgage, Inc.	~~72 10 101~~ 072-10-0-101
1021 Delmas Avenue	1001 Semmes Ave.	~~15DA 3440~~
Nashville, TN, 37216	Richmond, VA 23224	

FOR AND IN 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, I/WE,

Phillip N. Smith, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David C. Hundley and ~~wife~~, Melanie K. Hundley, husband and wife

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

Being the westerly 75 feet of Lot No. 6 on the Map of the East Hill Addition, as of record in Book 332, page 33, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6 fronts 75 feet on the northerly side of Delmas Avenue and runs back between parallel lines, 191 feet, more or less, to the northerly line of said subdivision.

Being the same property conveyed to Phillip N. Smith, unmarried, by deed from Mary Kate Potts, unmarried, of record in Book 7074, page 618, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1021 Delmas Avenue, Nashville, TN 37216

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.

Witness my/our hand(s) this 11th day of April, 2008

Phillip N. Smith

Davidson County DEEDWARR
Recvd: 04/18/08 14:04 2 pgs
Fees:13.00 Taxes:878.75
20080418-0039693

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Phillip N. Smith, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 2008

Notary Public

My Commission Expires: 5/22/10

