Davidson County DEEDWARR
Recvd: 05/29/08 11:29 2 pg
Fees:13.00 Taxes:784.40

20080529-0054655

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $212,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2008

Notary Public
My commission expires: My Commission Expires October 10, 2009

02-0805-46045

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward Lee Hurt	Fifth Third Mortgage	172-12-0-B-296.00
601 Roundhill Place	P.O. Box 11060	
Nashville TN 37211	Orange, CA 92856	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Wesley Avrett and wife, Tracy J. Avrett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edward Lee Hurt and wife, Kathleen M. Hurt, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 474, on the Plan of Bradford Hills, Section Thirteen, of record in Book 7900, Page 6, as amended in Book 7900, Page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Wesley Avrett and wife, Tracy J. Avrett by deed from Claridge Builders, Inc., dated June 24, 1994, recorded June 28, 1994, of record in Book 9390, Page 644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 601 Roundhill Place, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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 hand this 23rd day of May, 2008.

John Wesley Avrett

Tracy J. Avrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Wesley Avrett and Tracy J. Avrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of May, 2008.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON