Davidson County DEEDWARR
Recvd: 06/04/08 08:03 3 pgs
Fees:18.00 Taxes:555.00
20080604-0056814

PREPARED BY: Robert Tate
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 29 day of May, 2008, by and between ELIZABETH HUNTER GANN, A MARRIED WOMAN, hereinafter called Grantor, and SANDRA HUNTER, A SINGLE WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ELIZABETH HUNTER GANN, A MARRIED WOMAN, as Grantor, does hereby bargain, sell, transfer and convey unto SANDRA HUNTER, A SINGLE WOMAN, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 700 JONES STREET, OLD HICKORY, TENNESSEE 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WILLIAM GANN, husband of ELIZABETH HUNTER GANN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Elizabeth Hunter Gann
ELIZABETH HUNTER GANN
Signature of Seller

William Gann
WILLIAM GANN
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH HUNTER GANN, joined by HER HUSBAND, WILLIAMI GANN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of May, 2008.

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
May 08, 2012

My Commission Expires:

Name and Address of Property Owner:

SANDRA HUNTER

700 JONES STREET
OLD HICKORY, TENNESSEE 37138

Property Address:

700 JONES STREET, OLD HICKORY, TENNESSEE 37138

Person Responsible for Taxes:
Quicken Loans, Inc.
20555 Victor Parkway
Livonia, MI 48152

Map & Parcel #: MAP 44.15, PARCEL 61.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$150000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sandra Hunter
Affiant

Sworn to and subscribed before me, a Notary Public, this 29 day of **May, 2008.**

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
May 08, 2012

My Commission Expires:

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

08-8137

EXHIBIT 'A'

Being Lot No. 33 of Section "A" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in book 1424, page 68, Register's Office for said County, described as follows:

Beginning on the westerly margin of Jones Street, at the corner of lots Nos. 33 and 34; thence with the line between said lots, westwardly 88.6 feet to the corner of lots Nos. 33, 34, 39 and 40; thence with the line between lots Nos. 33 and 39 and 40; thence with the line between lots Nos. 33 and 39, northwardly 83 feet to the southerly margin of Donelson Avenue; thence with the southerly margin of said Avenue, eastwardly 78.6 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet, to the westerly margin of Jones Street; thence with the westerly margin of said Street, southwardly 73 feet to the beginning.

Being the same property conveyed to Everett L. Hunter and wife, Elizabeth Hunter, by Installment Deed from James L. Dillard and wife, Maud P. Dillard, of record in Book 4600, page 491, Register's Office for Davidson County, Tennessee, the said Everett L. Hunter having since died on April 17, 2004, the property vests by operation of law in his surviving spouse, Elizabeth Hunter. Elizabeth Hunter remarried William Gann and is now known as Elizabeth Hunter Gann.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 44.15, PARCEL 61.00).

2. All matters as set forth on the Plan of Section "A" of the Village of Old Hickory, of record in Plat Book 1424, page 68, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easements of record in Book 3338, page 91 and Book 1807, page 400, Register's Office for DAVIDSON County, Tennessee.