STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2008.

Notary Public
MY COMMISSION EXPIRES 9/16/10
File No. G8157858

Davidson County DEEDWARR
Recvd: 07/18/08 12:47 2 pgs
Fees:13.00 Taxes:606.43
20080718-0073863

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vernon Russell and Patsy Russell, husband and wife (NAME)	SAME (NAME)	86-14-B-25
2905 Chapelwood Drive (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jerry D. Hunt and Daniel J. Hunt, devisees pursuant to the Last Will and Testament of Lela H. Pinson, deceased**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vernon Russell and Patsy Russell, 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:

Land in Davidson County, Tennessee, being Lot No. 155 on the plan of FLEETWOOD SUBDIVISION, PHASE 1, as shown by plat of record in Plat Book 6900, Page 248 and 249, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 155 fronts 50.00 feet on the westerly margin of Chapelwood Drive and runs back between parallel lines 110.00 feet to a line in the rear which measures 50.00 feet thereon.

BEING the same property conveyed to Lela H. Pinson, unmarried from Fred W. Luethka, Jr. and Joyce A. Luethka, husband and wife, by Deed dated April 21, 1993, in Book 8928, Page 500, in the Register's Office for Davidson County, Tennessee.

The said Lela H. Pinson having since died testate on November 29, 2007 and pursuant to the Last Will and Testament of Lela H. Pinson of record in the Circuit Court for Davidson County, Tennessee, case #08P-1084, said property is devised to Jerry D. Hunt and Daniel J. Hunt as tenants in common.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Daniel J. Hunt is signed by his duly appointed Attorney-in-fact Jerry D. Hunt, pursuant to the Power of Attorney recorded as Instrument #20080718-0073862, said Register's Office.

This is improved property, known as 2905 Chapelwood Drive, Hermitage, TN 37076.

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. Whenever 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 July, 2008.

JERRY D. HUNT AND DANIEL J. HUNT,
DEVISEES PURSUANT TO THE LAST WILL
AND TESTAMENT OF LELA H. PINSON,
DECEASED

By: _____ July 11, 2008
Jerry D. Hunt, Devisee Date

By: _____ July 11, 2008
Daniel J. Hunt, Devisee by Jerry D. Hunt,
Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jerry D. Hunt, the bargainor(s), 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 11th day of July, 2008.

My Commission Expires: 9/10/10

_____
Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jerry D. Hunt, Attorney-in-Fact for Daniel J. Hunt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of July, 2008.

My Commission Expires: 9/10/10

_____
Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066