Davidson County DEEDWARR
Recvd: 08/28/08 09:58 3 pgs
Fees:18.00 Taxes:292.30
20080828-0088338

This instrument prepared by:	Name and Address of New Property Owner:
Marshall Title & Escrow 104 West 6th Street PO Box 8150 Columbia, Tennessee 38402	Hubert Hunter Janet A. Hunter 4485 Cato Road Nashville, Tennessee 37218 **Person or Agency Responsible for Taxes:** **Same** TAX ID 057-69.00

WARRANTY DEED

THIS INDENTURE, made and entered into on this 26th day of August 2008, by and between the Grantors, **The Garner E. Norfleet and/or Margaret A.C. Norfleet Revocable Living Trust, through Garner E. Norfleet and Margaret A.C. Norfleet, Trustees** and the Grantees, **Hubert Hunter and his daughter, Janet A. Hunter, as joint tenants.**

That for and in consideration of **Seventy-Nine Thousand Dollars and No/100 ($79,000.00)** and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantors have conveyed the described property unto Grantees:

REAL PROPERTY, LOCATED IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE TO-WIT:

BEGINNING IN THE CENTER OF CATO, AT A CORNER OF THE PROPERTY CONVEYED TO RALPH B. GARTMAN AND WIFE, BY DEED FROM R. E. LYNN AND WIFE, OF RECORD IN BOOK 2488, PAGE 78, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 83 DEGREES 30' EAST 146 FEET AND NORTH 84 DEGREES 30 EAST 290 FEET TO A SPIKE; THENCE SOUTH 6 DEGREES 30' WEST 521 FEET TO A POINT IN THE CENTER OF CATO BRANCH; THENCE WITH SAME NORTH 35 DEGREES WEST 197 FEET; NORTH 37 DEGREES 30' WEST 62 FEET, NORTH 33 DEGREES WEST 65 FEET, NORTH 26 DEGREES 30' WEST 42 FEET, AND NORTH 27 DEGREES 45' WEST 105 FEET TO A POINT IN SAID GARTMAN'S LINE; THENCE WITH SAME NORTH 43 DEGREES 15' WEST 119 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM GARNER E. NORFLEET AND MARGARET A. C. NORFLEET TO "THE GARNER E. NORFLEET AND/OR MARGARET A. C. NORFLEET REVOCABLE LIVING TRUST", THROUGH GARNER E. NORFLEET AND MARGARET A. C. NORFLEET, TRUSTEES AS RECORDED ON THE 3RD DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021203-0148615 AND WARRANTY DEED RECORDED IN BOOK 2601, PAGE 49, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said property to Grantees and, their heirs and assigns, together with all rights, titles, easements, hereditaments, and appurtenances forever in fee simple.

The Grantors do hereby covenant with the Grantees that they are lawfully seized in fee of said property; that they has a good right to sell and convey the same; that the same is unencumbered except for 2008 taxes which will be prorated and assumed by the Grantees; any easements and/or restrictions, if any, of record in the Register's Office of Davidson County, Tennessee; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

In Witness Whereof, Grantors have set their hands the date first above written.

Garner E. Norfleet Trustee

Garner E. Norfleet, Co-Trustee
The Garner E. Norfleet and/or
Margaret A.C. Norfleet Revocable
Living Trust

Margaret A.C. Norfleet Co-Trustee

Margaret A.C. Norfleet, Co-Trustee
The Garner E. Norfleet and/or
Margaret A.C. Norfleet Revocable
Living Trust

STATE OF TENNESSE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Garner E. Norfleet and Margaret A.C. Norfleet, as Co-Trustees for the Garner E. Norfleet and/or Margaret A.C. Norfleet Revocable Living Trust to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2008.

Teresa J. Smith
Notary Public

My Commission expires: 11-23-09

TERESA J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF Texas
COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $79,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Hubert Hunter
Affiant

SUBSCRIBED AND SWORN TO before me this 26th day of August, 2008.

Teresa J Smith
Notary Public

My Commission expires: 11-23-09

TERESA J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.