WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-MFR-08-3600

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/03/08 10:31 2 pgs
Fees:13.00 Taxes:3237.50
20080903-0090091

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan B. Hunt	New Owner (NAME)	
3600 Franklin Rd (ADDRESS)	(ADDRESS)	118-15-0-1.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DAVID HART AND KRISTI HART, BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALLAN B. HUNT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 6TH, FORMERLY THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY W.B. SOUTHGATE, SURVEYOR, APRIL 19, 1932, AS FOLLOWS:
BEGINNING ON THE EASTERLY MARGIN OF FRANKLIN ROAD AT A POINT 1340 FEET SOUTH OF THE SOUTHERLY MARGIN OF THOMPSON LANE, SAID POINT THE SOUTHWEST CORNER OF LOT #3, ON THE MAP OF A DIVISION OF THE LAND OF JOSEPH THOMPSON, DECEASED AS OF RECORD IN THE PLAN BOOK 2, PAGE 173, CHANCERY COURT AT NASHVILLE; THENCE WITH THE SOUTHERLY LINE OF SAID LOT #3, NORTH 81 DEG. 30 MIN EAST 1118 FEET; THENCE SOUTH 31 DEG. 55 MIN. EAST 317 FEET 6 INCHES; THENCE SOUTH 81 DEG. 30 MIN. WEST 1248 FEET TO THE EASTERLY MARGIN OF THE FRANKLIN ROAD; THENCE WITH SAID ROAD NORTHWARDLY 290 FEET TO THE BEGINNING CONTAINING 7 88/100THS ACRES, MORE OR LESS.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM, ARE TWO TRACTS OF LAND CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4538, PAGE 936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE TRACT OF LAND CONVEYED TO ROBERT E. FLIPPEN AND JEAN RULE FLIPPEN BY DEED OF RECORD IN BOOK 4557, PAGE 905, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DAVID HART AND WIFE, KRISTI HART, BY WARRANTY DEED FROM JOY MERCY HARRELL AND HUSBAND, DAN HARRELL, OF RECORD IN INSTRUMENT NO. 20040412-0040995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 8, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) EASEMENT FOR INGRESS AND EGRESS OF RECORD IN BOOK 8705, PAGE 85; EASEMENT FOR ACCESS OF RECORD IN BOOK 4538, PAGE 936 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3600 Franklin Rd, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of August, 2008.

David Hart

Kristi Hart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Hart, the within named bargainor, 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 the 26 day of August, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristi Hart, the within named bargainor, 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 the 28th day of August, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903