WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/09 14:43 2 pgs
Fees:13.00 Taxes:53.28
20090108-0002138

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$14,400.00.**

Elizabeth Madison
Affiant

Subscribed and sworn to before me this 6th day of January, 2008.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gail Hunter	Gail Hunter	043-11-0-205.00
564 Whispering Hills Dr.	P.O. Box 961	
Nashville, TN 37211	Brentwood TN 37024	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Franklin E. Davenport**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gail Hunter**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 11 on the plan of Archwood Annex, of record in Book 6200, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Franklin E. Davenport and Ken A. Mitchell, by deed from Ellen Hobbs Lyle, Chancellor, Chancery Court for Davidson County, Tennessee, on September 28, 1998, of record in Instrument Number 19991229-0308404, Register's Office for Davidson County, Tennessee. And further conveyed to Franklin A. Davenport by Quitclaim Deed from Ken A. Mitchell of record in Instrument Number 20011120-0127141 and by Agrees order of record in Instrument Number 20081230-0123437, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6200, page 66, Register's Office Davidson County, Tennessee.

This is improved property known as: **1037 North Dupont Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 6, 2009.

Franklin E. Davenport

Franklin E. Davenport

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Franklin E. Davenport** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 6, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY