BILL GARRETT, Davidson County
Trans:T20090041249 DEEDWARR
Recvd: 06/19/09 15:37 6 pgs
Fees:33.00 Taxes:555.00
20090619-0057529

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Joyce St. Charles
256 Carriage Drive
Nashville, TN 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
Reliant Bank
1736 Carothers Parkway #100
Brentwood, TN 37027

MAP 127
GROUP
PARCEL 92

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joyce St. Charles, individually and as Co-Admistrator of the Estate of Margie Lee Hunter, Kristine Domanski, John Newton Hunter, individually and as Co-Admistrator of the Estate of Margie Lee Hunter, Ashley Michael, Ryan Franklin Hunter and Joseph Carroll Hunter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Joyce St. Charles**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A" for a more complete and accurate legal description.

Being the same property conveyed to Margie Lee Hunter by deed from Harold Dean Gray of record in Book 5241, page 912, Register's Office for Davidson County, Tennessee. The said Margie Lee Hunter having since died on March 20, 2008, and being survived by Jo Ann Conrad, Joyce Dean St. Charles and John Willard Hunter's heirs, namely: John Newton Hunter, Ashley Michael, Ryan Franklin Hunter and Joseph Carroll Hunter. The said Jo Ann Conrad having since died on May 27, 2008 and is survived by Kristine Domanski.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **8235 Highway 70 S, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **3rd** day of **June, 2009.**

Joyce St. Charles

Joyce St. Charles, individually & as Co-Administrator of the Estate of Margie Lee Hunter

Kristine Domanski

John Newton Hunter, individually & as Co-Administrator of the Estate of Margie Lee Hunter

Ashley Michael

Ryan Franklin Hunter

Joseph Carroll Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joyce St. Charles, ~~Kristine Domanski, John Newton Hunter, Ashley Michael, Ryan Franklin Hunter and Joseph Carroll Hunter~~**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of June, 2009.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Rebecca T. Garland

NOTARY PUBLIC

My Commission Expires: 5/6/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of June, 2009.

NOTARY PUBLIC

My Commission Expires:

WITNESS our hands this the 3rd day of June, 2009.

"OFFICIAL SEAL"
Stephen J. Morrison
Notary Public, State of Illinois
My Commission Exp. 06/05/2010

for Kristine Domanski only. SJM

6-04-2009

Joyce St. Charles, individually & as Co-Administrator of the Estate of Margie Lee Hunter

Kristine Domanski

Kristine Domanski

John Newton Hunter, individually & as Co-Administrator of the Estate of Margie Lee Hunter

Ashley Michael

Ryan Franklin Hunter

Joseph Carroll Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, ~~**Joyce St. Charles**~~, **Kristine Domanski**, ~~**John Newton Hunter**~~, ~~**Ashley Michael**~~, **Ryan Franklin Hunter** ~~**and Joseph Carroll Hunter**~~, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this ~~3rd~~ 4th day of June, 2009.

NOTARY PUBLIC

"OFFICIAL SEAL"
Stephen J. Morrison
Notary Public, State of Illinois
My Commission Exp. 06/05/2010

My Commission Expires: 06/05/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

Kristine Domanski

AFFIANT

Subscribed and sworn to before me on this ~~3rd~~ 4th day of June, 2009.

NOTARY PUBLIC

My Commission Expires:
06/05/2010

"OFFICIAL SEAL"
Stephen J. Morrison
Notary Public, State of Illinois
My Commission Exp. 06/05/2010

Joyce St. Charles, individually & as Co-Administrator of the Estate of Margie Lee Hunter

Kristine Domanski

John Newton Hunter, individually & as Co-Administrator of the Estate of Margie Lee Hunter

Ashley Michael

Ryan Franklin Hunter

Joseph Carroll Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ryan Franklin Hunter, John Newton Hunter, Joseph Carroll Hunter and Ashley Michael** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of June, 2009.

NOTARY PUBLIC

My Commission Expires: 1/24/2011

JAMIE L. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of June, 2009.

NOTARY PUBLIC

My Commission Expires: 1/24/2011

JAMIE L. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit "A"

Loan Number : 0019085927 in the county of DAVIDSON in the state of TENNESSEE

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING TRACT NO. 2 OF THE CECIL FOX PROPERTY AS SHOWN ON SURVEY PREPARED BY TURNER ENGINEERING COMPANY DATED OCTOBER 20, 1966. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT LOCATED ON THE WESTERLY CORNER OF LOT NO. 15 ON THE PLAN OF MERRYMOUNT ACRES, SECTION ONE. OF RECORD IN BOOK 3700, PAGE 17, REGISTER'S OFFICE LOT DAVIDSON COUNTY, TENNESSEE; THENCE S 39 10' E 250.42 FEET TO A CONCRETE MONUMENT, THE COMMON REAR CORNER OF LOTS NO. 14 AND 15 ON SAID PLANS; THENCE S 7 49' W 186.31 FEET TO A CONCRETE MONUMENT IN THE REAR CORNER OF LOT NO. 14 OF SAID SUBDIVISION; THENCE S 56" 47" E. ALONG THE REAR LINE OF LOTS NO. 11, 12, 13, AND 14 OF SAID SUBDIVISION, 460.00 FEET TO A CONCRETE MONUMENT; THENCE S 8 24' W 766.0 FEET TO A POINT; THENCE S 49 43' E 107.45 FEET TO A POINT IN THE WESTERLY BOUNDARY OF THE NELL BERNARD PROPERTY; THENCE S 32" 53' W ALONG THE WESTERLY BOUNDARY OF THE NELL BERNARD PROPERTY, 436.45 FEET TO A AN IRON PIN THE FENCE LINE; THENCE N 77 30' W WITH FENCE, 367.80 FEET TO A POINT; THENCE N 4 24' W 1682.3 FEET TO A POINT IN THE CENTER OF A PROPOSED ROAD; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 397.8 FEET, A DISTANCE OF 241.38 FEET TO TA POINT IN THE CENTER LINE OF SAID PROPOSED ROAD; THENCE S 39"10' E 25 FEET TO THE POINT OF BEGINNING, CONTAINING 21.40 ACRES, MORE OR LESS.

E X H I B I T " B "

INCLUDED BUT EXCLUDED IN THE EXHIBIT "A" LEGAL DESCRIPTION ARE THE FOLLOWING TWO TRACTS OF LAND

TRACT I

BEGINNING AT AN IRON PIN, SAID PIN BEING IN THE SOUTHERLY MARGIN OF A 25' RIGHT OF WAY AS SHOWN ON THE PLAT OF SECTION 1, MERRYMOUNT ACRES AS RECORDED IN BOOK 3700, PAGE 017, PER RECORDS OF DAVIDSON COUNTY, TENNESSEE, AND BEING NORTH 58° 22' 39" EAST, 50.10 FEET FROM THE POINT OF COMMENCEMENT;

THENCE, SOUTH 35° 13' 58" EAST, 169.00 FEET, TO AN IRON PIN;

THENCE, SOUTH 47° 02' 48" WEST, 202.02 FEET, TO AN IRON PIN;

THENCE, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 41° 47' 11" AND A RADIUS OF 40.00 FEET, A DISTANCE OF 29.18 FEET, TO AN IRON PIN;

THENCE, SOUTH 05° 15' 37" WEST, 116.60 FEET, TO AN IRON PIN;

THENCE, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 25° 51' 00" AND A RADIUS OF 90.00 FEET, A DISTANCE OF 40.61 FEET, TO AN IRON PIN;

THENCE, SOUTH 20° 35' 23" EAST, 68.29 FEET, TO AN IRON PIN;

THENCE, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 68° 03' 50" AND A RADIUS OF 40.00 FEET, A DISTANCE OF 47.52 FEET, TO AN IRON PIN;

THENCE, SOUTH 88° 39' 15" EAST, 198.00 FEET, TO AN IRON PIN;

THENCE, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 54° 53' 28" AND A RADIUS OF 113.34 FEET, A DISTANCE OF 108.59 FEET TO AN IRON PIN;

THENCE, CONTINUING ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 45° 45' 56" AND A RADIUS OF 325.42 FEET, A DISTANCE OF 259.93 FEET, TO AN IRON PIN;

THENCE, SOUTH 12° 00' 08" WEST, 150.29 FEET, TO AN IRON PIN;

THENCE, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 08° 14' 02" AND A RADIUS OF 1379.29 FEET, A DISTANCE OF 198.22 FEET, TO AN IRON PIN;

THENCE, SOUTH 03° 46' 06" WEST, 257.00 FEET, TO AN IRON PIN;

THENCE, SOUTH 02° 33' 11" EAST, 100.57 FEET, TO AN IRON PIN;

THENCE, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 57 01' 25" AND A RADIUS OF 70.00 FEET, A DISTANCE OF 69.66 FEET, TO AN IRON PIN;

THENCE, SOUTH 49° 14' 45" WEST, 109.82 FEET, TO AN IRON PIN;

THENCE, SOUTH 35° 31' 46" EAST, 30.00 FEET, TO AN IRON PIN;

THENCE, SOUTH 54° 28' 14" WEST, 100.00 FEET, TO AN IRON PIN;

THENCE, SOUTH 35° 00' 32" EAST, 110.92 FEET, TO AN IRON PIN;

THENCE, NORTH 72° 09' 51 WEST, 171.50 FEET, TO AN IRON PIN;

THENCE, NORTH 74° 52' 52" WEST, 195.70 FEET, TO AN IRON PIN;

THENCE, NORTH 00° 17' 35" EAST, 580.18 FEET, TO AN IRON PIN;

THENCE, SOUTH 89° 42' 25" EAST, 292.00 FEET, TO AN IRON PIN;

THENCE, NORTH 00° 17' 35" EAST, 320.00 FEET, TO AN IRON PIN;

THENCE, NORTH 25° 25' 03" WEST, 353.77 FEET, TO AN IRON PIN;

THENCE, NORTH 20° 35' 23" WEST, 110.42 FEET, TO AN IRON PIN;

THENCE, NORTH 05° 15' 37" EAST, 167.81 FEET, TO AN IRON PIN;

THENCE, NORTH 47° 02' 48 EAST, 192.70 FEET, TO AN IRON PIN;

THENCE, NORTH 35° 13' 58" WEST, 128.47 FEET, TO AN IRON PIN;

THENCE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07° 13' 14" AND A RADIUS OF 397.80 FEET, A DISTANCE OF 50.13 FEET, TO THE POINT OF COMMENCEMENT; CONTAINING 465,717 SQUARE FEET (10.6914 ACRES).

TRACT II

COMMENCING AT AN IRON PIN, SAID PIN BEING IN THE SOUTHERLY MARGIN OF A RIGHT OF WAY AS SHOWN ON THE PLAT OF SECTION 1, MERRYMOUNT ACRES AS RECORDED IN BOOK 3700, PAGE 017, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING SOUTH 59° 17' 55" EAST, 179.27 FEET FROM THE POINT OF COMMENCEMENT;

THENCE, SOUTH 35° 13' 58" EAST, 128.47 FEET, TO AN IRON PIN;

THENCE, SOUTH 47° 02' 48" WEST, 192.70 FEET, TO AN IRON PIN;

THENCE, SOUTH 05° 15' 37 WEST, 167.81 FEET, TO AN IRON PIN;

THENCE, SOUTH 20° 35' 23" EAST, 110.42 FEET, TO AN IRON PIN;

THENCE, SOUTH 25° 25' 03" EAST, 353.77 FEET, TO AN IRON PIN;

THENCE, SOUTH 00° 17' 35" WEST, 320.00 FEET, TO AN IRON PIN;

THENCE, NORTH 89° 42' 25 WEST, 292.00 FEET, TO AN IRON PIN.

THENCE, NORTH 00° 17' 35" EAST, 1102.50 FEET, TO AN IRON PIN.

THENCE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23° 52' 53" AND A RADIUS OF 397.80 FEET, A DISTANCE OF 165.81 FEET, TO THE POINT OF COMMENCEMENT; CONTAINING 219,426 SQUARE FEET (5.0373 ACRES).