BILL GARRETT, Davidson County
Trans:T20100021607 DEEDWARR
Recvd: 04/12/10 14:08 2 pgs
Fees:13.00 Taxes:129.50
20100412-0027561

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF April, 2010.

Notary Public
MY COMMISSION EXPIRES: 9/19/11

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
HOMER AND CAROL HUNTER	New Owner	043-05-0/096.00
(NAME) 520 Roosevelt Drive	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, LYDIA J. MOCKMORE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOMER C. HUNTER AND WIFE, CAROL D. HUNTER, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING THE SOUTHERLY 50-1/2 FEET OF TRACT 9, BLOCK "D" OF CRESTVIEW ESTATES, AS OF RECORD IN BOOK 843, PAGE 81, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID TRACT NO. 9 FRONTS 50-1/2 FEET ON THE EASTERLY SIDE OF CEDARCREST AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 192.5 FEET TO BIXLER ON WHICH IT FRONTS 50-1/2 FEET.

BEING THE SAME PROPERTY CONVEYED TO LYDIA J. MOCKMORE BY QUITCLAIM DEED FROM GEORGE E. MOCKMORE, RECORDED ON NOVEMBER 1, 1979 IN BOOK 5523, PAGE 234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 801 BIXLER AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 8th day of April, 2010.

LYDIA J. MOCKMORE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, LYDIA J. MOCKMORE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of April, 2010.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY