BILL GARRETT, Davidson County
Trans:T20100028999 DEEDWARR
Recvd: 05/14/10 08:15 2 pgs
Fees:13.00 Taxes:666.00
20100514-0037115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2010.

Notary Public

My commission expires: 8/20/2013

DEAN GERMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Horace Dotson Hunt	**REGIONS BANK**	83-15-96.00
2815 Noonan Drive	**2050 Office Parkway Circle**	
Nashville, TN 37206	**Birmingham AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Penny Ziska, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Horace Dotson Hunt, seperated

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 111 on the Plan of Fortland Park, Section 1, as of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 begins at a point in the southerly margin of Noonan Drive, the common corner of Lots 111 and 112; thence southeasterly along the line between said two lots, 187 feet to a point; thence southwesterly 56.1 feet to the point, the common corner of lots 111, 28, 27 and 163; thence northwesterly along the line between Lots Nos. 111 and 28, 94.6 feet to a point, the common corner of Lots 111, 28 and 29; thence northerly along the line between Lots Nos. 111 and 29, 115 feet to a point in the southerly margin of Noonan Drive; thence along the margin of said Drive, northwesterly 4.2 feet to a point, and continuing with the margin of said Drive, northeasterly 70.83 feet to the point of beginning.

Being the same property conveyed to Penny Ziska by Warranty Deed from George M. Sensing and wife, Mary N. Sensing, recorded on the 21st day of August, 2003 in Instrument No. 20030821-0121663, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2663, Page 61, Register's Office for DavidsonCounty, Tennessee.

This is improved (__X__) unimproved (____) property known as 2815 Noonan Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 29th day of April, 2010.

Penny Ziska

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Penny Ziska , the within named Grantors, 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, at office, this 29th day of April, 2010.

Notary Public

My Commission Expires: 8/20/2013

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013