THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

BILL GARRETT, Davidson County
Trans:T20100036569 DEEDWARR
Recvd: 06/16/10 13:54 3 pgs
Fees:18.00 Taxes:505.05
20100616-0046800

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR	MAP-PARCEL NOS.
Arnold A. Cole, et. ux.	PAYMENT OF REAL PROPERTY TAXES:	
2924 McGavock Pk.	Same as New Owner	Map 73
Nashville, TN 37214		Parcel 33

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE ESTATE OF RUDOLPH HUNT, a/k/a RUDOLPH V. HUNT a/k/a RUDOLPH VALENTINO HUNT, by and thru the EXECUTRIX, MARY ANN EVANS, MARY ANN EVANS, individually, MARY ANN EVANS, TRUSTEE FOR BEVERLY CAROL HUNT SMITH AND HER CHILDREN BRITTANY SMITH AND SHANNON SMITH, and MARY ANN EVANS, TRUSTEE FOR ASHLEY GRAVES, being the Beneficiaries under the last will and testament of RUDOLPH V. HUNT, deceased , hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto Arnold A. Cole and wife ALICE FAYE COLE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 33 AND THE NORTHERLY HALF OF LOT NO. 32 ON THE PLAN OF SUNSET VIEW, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY J. W. CARRIGAN, SURVEYOR, OCTOBER 26, 1945, AS FOLLOWS:
BEGINNING ON THE EASTERLY MARGIN OF MCGAVOCK PIKE AT A POINT 50 FEET NORTH OF THE CORNER OF LOTS NOS. 31 AND 32, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO HOWARD E. HAHN AND WIFE, BY DEED FROM CLARENCE L. GENNETT AND WIFE OF RECORD IN BOOK 2024, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE EASTERLY MARGIN OF SAID PIKE NORTHWARDLY 150 FEET TO THE CORNER OF LOTS NOS. 33 AND 34; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 369 FEET TO APPROXIMATE THE TOP OF THE BLUFF, CONTINUING EASTWARDLY DOWN SAID BLUFF TO THE LOW WATER MARK OF THE CUMBERLAND RIVER; THENCE WITH THE LOW WATER MARK OF SAID RIVER SOUTHWARDLY 150 FEET TO THE NORTHEAST CORNER OF SAID HAHN PROPERTY; THENCE WITH THE NORTHERLY LINE OF SAME WESTWARDLY TO THE APPROXIMATE TOP OF BLUFF AND CONTINUING IN THE SAME DIRECTION 372 FEET, MORE OR LESS, TO THE BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO RUDOLPH HUNT BY DEED FROM MINNIE B. BEAN OF RECORD IN BOOK11194, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RUDOLPH HUNT DIED TESTATE ON DECEMBER 16, 2009 AT THE AGE OF 84 YEARS, A CITIZEN AND RESIDENT OF DAVIDSON COUNTY, TENNESSEE, LEAVING A LAST WILL AND

TESTAMENT DATED SEPTEMBER 14, 2009, WHICH WAS FILED FOR PROBATE IN THE 7TH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, ON JANUARY 10, 2010, AT WHICH TIME MARY ANN EVANS WAS APPOINTED EXECUTRIX OF THE SAID ESTATE. THE SAID WILL GIVES AND DEVISES THE ABOVE DESCRIBED PROPERTY (1/3) TO MARY ANN EVANS, (1/3) TO MARY ANN EVANS, TRUSTEE FOR BEVERLY CAROL HUNT SMITH AND HER CHILDREN, BRITTANY SMITH AND SHANNON SMITH AND (1/3) TO MARY ANN EVANS, TRUSTEE FOR ASHLEY GRAVES, SUBJECT TO THE LIFE ESTATE RESERVED FOR THE DECEDENT'S WIDOW, GEMILLA SCOTT HUNT, IF SHE SO DESIRES. THE SAID GEMILLA SCOTT HUNT RELINQUISHED HER LIFE ESTATE AND NOW RESIDES AT MAYBELLE CARTER RETIREMENT CENTER IN MADISON, TENNESSEE.
A RELEASE FROM TENNCARE HAS BEEN RECEIVED VERIFYING THAT THE DECEDENT WAS NOT A RECIPIENT OF TENNCARE DURING HIS LIFETIME. THERE WERE NO CLAIMS FILED AGAINST THE ESTATE WITHIN THE TIME PRESCRIBED BY LAW.
THE MAILING ADDRESS FOR THE SAID PROPERTY IS 2924 MCGAVOCK PIKE, NASHVILLE, TN 37214.

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 the GRANTORS covenants with the said GRANTEES, that the decedent was lawfully seized and possessed of said land in fee simple, that the undersigned, Executrix, Trustees and Individual have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2010, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And, the GRANTORS, further covenants and bind themselves, and the heirs and representatives of Rudolph Hunt to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

ESTATE OF RUDOLPH HUNT A/K/A
RUDOLPH VALENTINO HUNT

Mary Ann Evans, Ex.
MARY ANN EVANS, EXECUTRIX

Mary Ann Evans
MARY ANN EVANS, INDIVIDUALLY

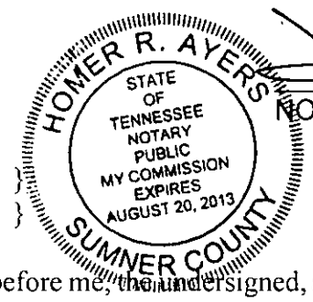
Mary Ann Evans, Trustee
MARY ANN EVANS, TRUSTEE FOR
BEVERLY CAROL HUNT SMITH AND
HER CHILDREN BRITTANY SMITH AND
SHANNON SMITH

Mary Ann Evans, Trustee
MARY ANN EVANS, TRUSTEE FOR
ASHLEY GRAVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARY ANN EVANS, with whom I am personally acquainted and who acknowledged herself to be the Executrix of the Estate of RUDOLPH HUNT A/K/A RUDOLPH VALENTINO HUNT, THE TRUSTEE FOR BEVERLY CAROL HUNT SMITH AND HER CHILDREN BRITTANY SMITH AND SHANNON SMITH and THE TRUSTEE FOR ASHLEY GRAVES, the bargainors, an Estate and two trusts, and as such Executrix and Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Estate and each of the trusts by herself as Executrix and as Trustee for each of the named Trusts.

WITNESS my hand and official seal, this the 8th day of June, 2010.



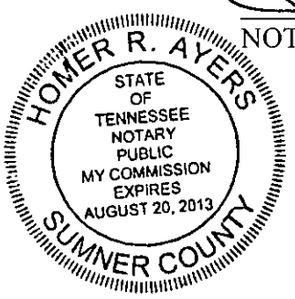
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN EVANS, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of June, 2010.

NOTARY PUBLIC



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $136,500.00.

Mary Ann Evans
Affiant

Sworn to and subscribed before me, this the 8th day of June, 2010.

NOTARY PUBLIC

