This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $70,000.00.

Affiant

Subscribed and sworn before me this the 13th day of April, 2011.

Notary Public
My commission expires: 11/7/12

BILL GARRETT, Davidson County
Trans:T20110024355 DEEDWARR
Recvd: 04/26/11 11:17 2 pgs
Fees:13.00 Taxes:259.00
20110426-0031791

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brent Hunter 204 Harpers Mill Road Hermitage, TN 37076	NEW OWNER	64-12A-204

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANCES I JAMES, AN UNMARRIED WOMAN hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRENT HUNTER, AN UNMARRIED MAN AND LORETTA HUNTER, A MARRIED WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURIVIVORSHIP hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 204 on the Plan of Fox-Run, Section 1, of record in Plat Book 4860, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Frances I. James by deed from Joyce C. Hendricks, unmarried, dated September 21, 1992 of record in Book 8751, page 543, Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 204 Harpers Mill Road, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of April, 2011.

FRANCES I. JAMES BY
GARRY JAMES HER ATTORNEY IN FACT

Frances I James
By: Garry James As Her Attorney In Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 13th day of April, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Garry James with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Frances I James, by Power of Attorney dated March 8, 1996, and who acknowledged that he executed the same as the free act and deed of Frances I James.

Witness my hand and official seal this 13th day of April, 2011.

My Commission Expires:

4/7/12

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY