Actual Doc. of Tract 2

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 9390921 djl

**SPECIAL WARRANTY DEED**

| Address New Owner(s) As Follows: | Send Tax Bills to: | Map Parcel Numbers: |
|---|---|---|
| Charles W. Hunt, Jr.<br>4807 Gallatin Pike<br>Nashville, Tennessee 37216 | Charles W. Hunt, Jr.<br>4807 Gallatin Pike<br>Nashville, Tennessee 37216 | Parcel ID: 06103014700 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100THS DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES W. HUNT (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto CHARLES W. HUNT, JR. (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

Without limiting the foregoing, said property is conveyed subject to real estate taxes not yet due and payable, easements and restrictions of record as of the date hereof (the "Permitted Encumbrances").

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs, successors and assigns, forever.

Grantor further covenants and binds himself to warrant and forever defend the title to said land to Grantee, his heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but not further or otherwise.

Whenever used herein, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 19th day of April, 2011.

Charles W. Hunt
CHARLES W. HUNT

BILL GARRETT, Davidson County
Trans:T20110030021 DEEDWARRSP
Recvd: 05/20/11 08:32 3 pgs
Fees:18.00 Taxes:1665.00
20110520-0038550

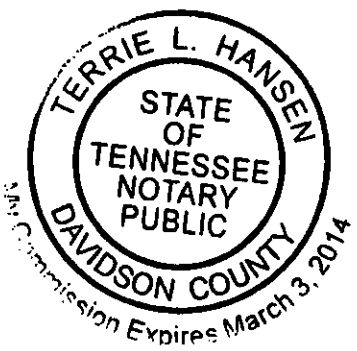
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, CHARLES W. HUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of April, 2011.

Terrie L. Hansen
Notary Public

My Commission Expires:
March 3, 2014




STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $450,000.

Affiant

Subscribed and sworn to before me this 19th day of April, 2011.

Terrie L. Hansen
Notary Public

My Commission Expires:
March 3, 2014



## EXHIBIT A

Land in the 11th Civil District of Davidson County, Tennessee, more particularly described according to a survey made by N. G. Jenkins, Surveyor dated August 14, 1954, as follows:

Beginning at an iron pin in the westerly margin of Gallatin Road, said point being 200 feet northerly from the intersection of Solley Street and Gallatin Road; thence following said road, North 1 deg. 10' East 126 feet to an iron pin; thence North 86 deg. 12' West 206.7 feet to an iron pin; thence South 3 deg. 44' West 134.3 feet to an iron pin; thence South 88 deg. 30' East 212.7 feet to an iron pin on the westerly side of Gallatin Road, and point of beginning.

Being the same property conveyed to CHARLES W. HUNT by deed of record in Book 5132, page 149, Register's Office of Davidson County, Tennessee.

The source of this description is the prior deed of record.

This is improved property commonly referred to as 4807 Gallatin Road, Nashville, Tennessee.

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