Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110039296 DEEDWARR
Recvd: 06/30/11 13:37 2 pgs
Fees:13.00 Taxes:1254.30
20110630-0050176

39-B
File #11-1155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric L. Alldredge** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vui Nguyen Hunt, and husband John C. Hunt**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, being part of Lot No. 4 on the Plat of Billington Subdivision, as of record in Book 547, Page 116, Register's Office for said County, being Lot No. 2 on the Plan of Hymor Subdivision of said Lot No. 4, not of record, described according to a survey made by George W. Watkins, Surveyor, June 30, 1949, as follows:

Beginning on the westerly margin of Hilldale Drive at a point 506 feet North of the corner of Lots Nos. 3 and 4 on the Plat of said Billington Subdivision, being the corner of Lots Nos. 2 and 3 on said unrecorded plan; thence with the line between said two lots Westwardly 211.3 feet; thence North 4 degrees 30 minutes East 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots Eastwardly 214 feet to the Westerly margin of Hilldale Drive; thence with the same Southwardly 100 feet to the beginning.

Being the same property conveyed to Eric L. Alldredge by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated 10-22-09 of record in Inst. No. 20091207-0111522, Register's Office, Davidson County, TN.

The subject property has not been the residence of the Grantor, his spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3705 Hilldale Drive, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of June, 2011.

Eric L. Alldredge

RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin,TN 37067

State of Tennessee)
County of Davidson)

On this 27th day of June, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Eric L. Alldredge, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 339,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of June, 2011.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Vui Nguyen Hunt and John C. Hunt 3705 Hilldale Drive Nashville, TN 37215	Franklin American Mortgage Company 601 Corporate Centre Drive, Suite 400 Franklin, TN 37067	117-9-26