PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 33843)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 45000.00

Affiant

Sworn and subscribed before me this 25th day of August, 1993.

Notary Public

My Comm. Expires: 7/27/96

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| James O. Hastings, Jr.<br>Jeannie R. Hastings<br>101 The Commons Drive<br>Nashville, TN 37215 | SAME | 131-01-0-G 001.00 CO |

# *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 **Jack N. Tutterrow and spouse, Victoria B. Tutterrow,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James O. Hastings, Jr. and spouse, Jeannie R. Hastings,** 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, Tennessee, being Lot No. 1 on the plan of The Commons, of record in Book 6250, page 527, as amended in Book 6626, page 458, Register's Office for said County.

BEING the same property conveyed to Jack N. Tutterrow and wife, Victoria B. Tutterrow, by deed from Howard W. Anderson and wife, Sarah A. Anderson, of record in Book 7223, page 391, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Declaration of Covenants Conditions and Restrictions contained in instrument of record in Book 6610, page 208, said Register's Office; all matters as shown on the plan of record in Book 6250, page 527, as amended in Book 6626, page 458, said Register's Office; and easement for proposed ingress and egress and public utility easement (The Commons Drive) across a portion of said lot.

56065 IDENTIF. ← REFERENCE

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4157 08/26 0101 03CHECK 175.50

**This is unimproved property, known as:** 101 The Commons 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 COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

**WITNESS THE EXECUTION HEREOF** this 24th day of August, 1993.

**Jack N. Tutterrow**

**Victoria B. Tutterrow**

**State of** Texas
**County of** Dallas

On this 24th day of August, 1993, before me the undersigned authority, personally appeared **Jack N. Tutterrow** and **Victoria B. Tutterrow**, 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.

My Commission Expires: 07/13/94

Notary Public

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9058 PAGE 713

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 45000.00 |
| CON TX | 166.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 175.50 |
| CHECK | 175.50 |

08/26/93 01 10:41 0001 4157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56065
IDENTIF. # REFERENCE

93 AUG 26 AM 10:42

REGISTER
DAVIDSON CO. TENN.

No. 690457