BOOK 9732 PG 601

Box 44 **THIS INSTRUMENT PREPARED BY:** **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $142,463.00. Nancy Evans Hutcherson **AFFIANT** Subscribed and sworn to before me, this 17th day of July, 1995. Notary Public My Commission Expires: 5/23/98

Address New Owners As Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Nancy Evans Hutcherson
7221 Magnolia Hills Drive SAME 155-12-A-006.00CO
Nashville, TN 37221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTH HARPETH CONSTRUCTION CO., INC. a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NANCY EVANS HUTCHERSON**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Magnolia Hills of record in Book 7900, page 809, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to South Harpeth Construction Co., Inc., a Tennessee corporation by deed from J & J Development Co., Inc., a Tennessee corporation of record in Book 9621, page 889, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants of record in Book 9498, page 329, Register's Office for said County.

3. Declaration of Protective Covenants, and Restrictions of record in Book 9499, page 860 and ByLaws of record in Book 9499, page 875, Register's Office for said County.

3. Matters shown on the Plan of record in Book 7900, page 809 Register's Office for said County.

This is improved property known as 7221 Magnolia Hills, Nashville, Tennessee 37221.

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, her heirs and assigns, forever; and it covenants with the said Grantee that it is lawfully seized 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; and further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 our hands this 17th day of July, 1995.

00796 19
IDENTIFICATION REFERENCE

95 JUL 17 PM 3:17
REGISTER
DAVIDSON COUNTY, TN.

SOUTH HARPETH CONSTRUCTION CO., INC.,
a Tennessee corporation

By: James R. Hudgins jr.
James R. Hudgins, President

By: Joel C. Wilson
Joel C. Wilson, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1775 07/17 0101 030HEDK 536.25

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. HUDGINS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of July, 1995.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

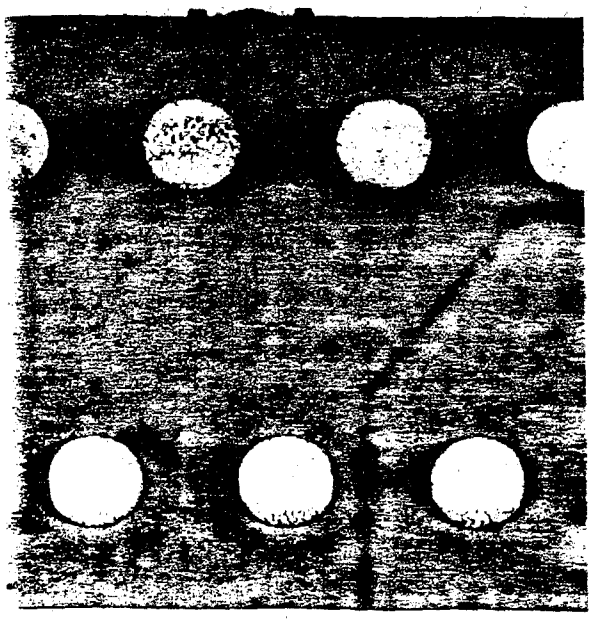
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOEL C. WILSON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **SECRETARY** of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

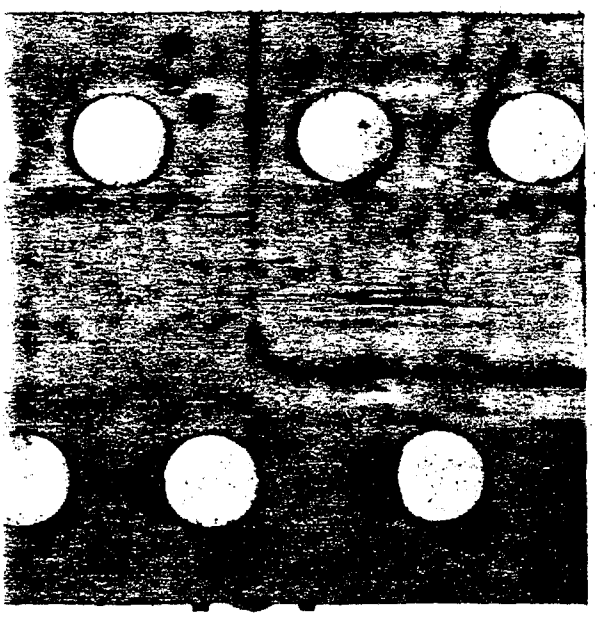
WITNESS my hand, at office, this 17th day of July, 1995.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9732 PG 603

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
142463.00
DON TX 527.25
PRFEE 1.00
WDEED 9.00
TOTAL 536.25
CHECK 536.25

07/17/95 01 15:18 0001 1775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

'00796 19
IDENTIF. & REFERENCE

95 JUL 17 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930873