This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BK/PG 9938:614

ADDRESS NEW OWNER:
Margaret T. Hutton
66 Revere Park
Nashville, Tennessee 37205

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 116-8-C
GROUP
PARCEL 66 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles M. Plaxico and wife, Eleanor C. Plaxico, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Margaret T. Hutton, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Revision No. 2, Sugartree, Phase #2, of record in Book 4860, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Charles M. Plaxico, by Quitclaim Deed from Eleanor Cheek Plaxico, of record in Book 5853, page 45 and in Book 7744, page 393, Register's Office for Davidson County, Tennessee.

This is improved property known as 66 Revere Park, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157; Book 4911, page 356; Book 4996, page 126; Book 5003, page 688; Book 5087, page 220, Book 5152, page 401, all as made applicable to Sugartree, Phase 2, by instrument of record in Book 4874, page 463, and amended in Book 5511, page 138, and Book 5691, page 61, Register's Office for Davidson County, Tennessee, which set forth assessments, liens and other matters and to which reference is hereby made for more particulars.
3. Subject to all matters shown on the Plan of record in book 4860, pages 79 and 80, and as amended in Book 4920, page 526; Book 4927, page 143; Book 5005, page 144; Book 5050, page 117; Book 5015, page 550; Book 5702, page 165; Book 5084, page 960; Book 5121, page 89; Book 5191, page 412; Book 5196, page 426;

Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret T. Hutton, her heirs and assigns, forever; and we, Charles M. Plaxico and wife, Eleanor C. Plaxico, do covenant with the said Grantee that we 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9938 PG 615

Witness our hands this the 1st day of February, 1996.

Charles M. Plaxico

Charles M. Plaxico

Eleanor C. Plaxico

Eleanor C. Plaxico

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles M. Plaxico and wife, Eleanor C. Plaxico, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of February, 1996.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 440,000.00.

Margaret T Hutton

AFFIANT

Subscribed and sworn to before me
this 1st day of February, 1996.

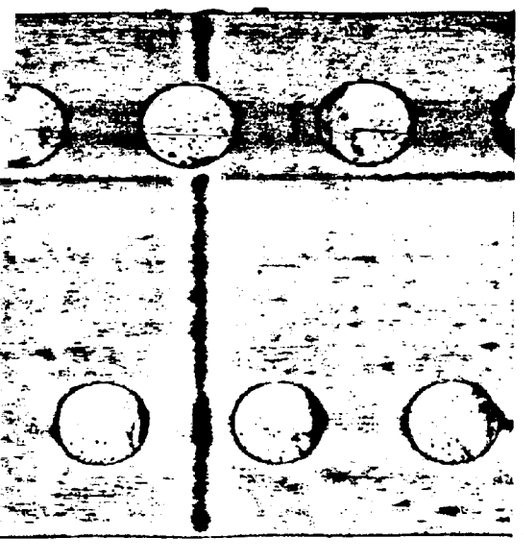
R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

96 FEB -5 PM 2:25 FELIX A. JAISS DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE 011706

02/05 0101 03CHECK 1637.00



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

RECEIVED OF _____

FOR _____

BOOK 9938 PG 616

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
440000.00
CON TX 1628.00
PRFEE 1.00
WDEED 8.00
TOTAL 1637.00
CHECK 1637.00
02/05/96 01 15:29 0001 4825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0147406
IDENTIF. & REFERENCE

96 FEB -5 PM 3:25
FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN.

No. 1003054