BOOK 10538 PG 91

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., TUKE YOPP & SWEENEY, SUITE 1100, NATIONSBANK PLAZA, NASHVILLE, TN 37219.

GRANTOR: JOE E. HUTTON

GRANTEE: ANN B. HUTTON

Address New Owner as Follows:	**Send Tax Bills:**	**Map Parcel No.**
223 Deer Park Circle Nashville, TN	Same	Map 116-10 Parcel 64

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FOR AND IN CONSIDERATION of no financial consideration but for the purpose of vesting in the Grantee all of Grantor's interest in the below described property heretofore held by Grantor and Grantee as tenants by the entirety, acting pursuant to T.C.A. Section 66-1-110, **JOE E. HUTTON, GRANTOR**, does hereby bargain, sell and convey to **ANN B. HUTTON, GRANTEE**, her heirs, successors and assigns that certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as 223 Deer Park Circle, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A).

Affiant Joe E Hutton

Sworn to and subscribed before me, this the 21st day of July, 1997.

Elizabeth J Broo
Notary Public

My Commission Expires: 3-25-2000

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forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21 day of July, 1997.

Joe E. Hutton
JOE E. HUTTON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Elizabeth G Bloom, a Notary Public of said County and State, JOE E. HUTTON, 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, at Office, this 21st day of July, 1997.

Elizabeth G Bloom
Notary Public

My Commission Expires: 3-25-2000

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Subdivision of Lots No. 24, 25, 26 and parts of Lots No. 27 and 28 in A.M. Bransford's Subdivision in Belle Meade, of record in Book 547, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 90 feet on the southerly side of Deer Park Circle and extends back 212 feet on the easterly line and 216 feet on the westerly line to a dead line in the rear on which it measures 96 feet 3 inches.

BEING the same property conveyed to Joe E. Hutton and wife, Ann B. Hutton by Deed of record in Book 3819, page 171 of the Register's Office for Davidson County, Tennessee.

0328967
IDENTIFICATION REFERENCE
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PICK-UP

EXHIBIT B

1. Taxes for the year 1997 and subsequent years.

2. All matters affecting subject property of record in the Register's Office for Davidson County, Tennessee.