47

BOOK 11349 PG. 256

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary B. Cotten (NAME)	Countrywide Home Loans, Inc. (NAME)	PART OF MAP 58
4830 Drakes Branch Road (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 85
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. P. Hutcherson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary B. Cotten, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land situated in Metropolitan Nashville, the 13th Civil District of Davidson County, more particularly described as follows:

BEGINNING at a concrete monument found in the easterly right-of-way line of Drakes Branch Road at the northwest corner of Gold Key Estate, Section Two of record in Book 3842, Page 265, Register's Office for Davidson County, Tennessee;

Thence, with said right-of-way line, North 17° 24' 59" East, 161.53 feet to an iron pin found; thence, South 72° 35' 01" East, 170.00 feet to an iron pin found; thence, 130.03 feet along the arc of a curve to the left having a radius of 150.00 feet, a central angle of 49° 40' 09", and a chord bearing and distance of North 82° 34' 54" East, 126.00 feet to an iron pin found; thence, 57.07 feet along the arc of a curve to the right having a radius of 254.62 feet, a central angle of 12° 50' 35", and a chord bearing and distance of North 64° 10' 07" East, 56.95 feet to an iron pin set; thence, South 00° 31' 50" East, 140.74 feet to an iron pin set; thence, with the northerly line of Roy'l Hills Subdivision, Section Three, of record in Book 4860, Page 47, Register's Office for Davidson County, Tennessee, South 89° 28' 10" West, 150.59 feet to a concrete monument found; thence, with the northerly line of Gold Key Estate, Section Two, South 89° 28' 10" West, 237.49 feet to the point of beginning and containing 43,561 square feet or 1.00 acre of land according to a subdivision plat dated September 10, 1998 by Mark S. Goodman, R.L.S. #491, Franklin, Tennessee.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 4830 Drakes Branch Road, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 27th day of January, 19 99

W. P. Hutcherson

LEGAL DESCRIPTION CONTINUATION

BEING Lot 2 on the W. P. Hutcherson Subdivison of record in Book 8250, Page 992, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to W. P. Hutcherson by deed from First Tennessee Bank National Association, of record in Book 8460, Page 985, Register's Office for said County.

The Grantor hereby make oath that the above described property has never been the domicle of W. P. Hutcherson.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. P. Hutcherson, the 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 and official seal at Goodlettsville, Tennessee, this 27th day of January, 1999.

Commission expires 3/23/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ and the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____. Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

055134
IDENTIF. & REFERENCE
99 FEB 22 PM 12:38
REGISTER
COUNTY, TN.
0331 02/22 0101 03CHECK 114.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11349 PG. 259

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	27000.00
CON TX	99.90
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	114.90
CHECK	114.90

02/22/99 01 12:37 0001 8331

05513 34
IDENTIF. ← REFERENCE

99 FEB 22 PM 12:38

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427553