FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16387

Box 17

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

Gerald G. Patterson, Atty.
P. O. Box 70347
Nashville, Tennessee 37204

BOOK 11504 PG. 197

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| LETITIA A. HUTCHISON (NAME) | SUNTRUST BANK, NASHVILLE, N.A. (NAME) | MAP 161-14B |
| 117 Highland Villa Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 305110 (STREET ADDRESS) | PARCEL 117 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37230-5110 (CITY) (STATE) (ZIP) | FB# 16DU82696 |

FOR AND IN 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, BETTY JEAN CLARY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LETITIA A. HUTCHISON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 117, together with the appurtenant interest in the common elements of Highland Villa, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7278, page 312 amended in Book 7347, page 717, Book 7352, page 630, Book 7470, page 153, Book 7467, page 850, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8658, page 595, Book 8765, page 610, Book 9730, page 265, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271 and Book 10871, page 232, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Betty Jean Clary, unmarried by deed from Rufus D. Watts and wife, Henrietta B. Watts of record in Book 10163, page 725, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the buyer; (2) Restrictions of record in Book 7278, page 312; Book 7347, page 717; Book 7352, page 630; Book 7470, page 153; Book 7467, page 850; Book 7600, page 361; Book 8090, page 537; Book 8131, page 95; Book 8173, page 84; Book 8199, page 149; Book 8658, page 595; Book 8765, page 610; Book 9730, pages 265 and 268; Book 9730, page 271; Book 10871, page 232.; and (3) Charter of Incorporation of record in Book 7278, page 310.

3334 06/03 0101 03CHECK 469.80

unimproved ( )
This is improved ( X ) property, known as 117 Highland Villa Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of May, 1999

Betty Jean Clary

BETTY JEAN CLARY

99 JUN -1 PM 4:55
CAMMELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05938832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY JEAN CLARY with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of May, 19 99.

My commission expires 9/18/99 Notary Public

STATE OF
COUNTY OF

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

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 99

MY COMMISSION EXPIRES: 11/24/2001 (AFFIX SEAL)

Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

BETTY JEAN CLARY, UNMARRIED

TO

LETITIA A. HUTCHISON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11504 PG. 199

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0593832

IDENTIFICATION REFERENCE

99 JUN -1 PM 4:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT

| | |
|---|---|
| | 124000.00 |
| CON TX | 458.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 469.80 |
| CHECK | 469.80 |

06/01/99 01 16:59 0001 3336

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1467867