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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

William J. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 1999

Brenda K. Lehman
Notary Public

MY COMMISSION EXPIRES: 3/10/2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William J. Allen	Mortgage Investors Group	85-11-91.00
(NAME)	(NAME)	
3057 Jenry Drive	320 N. Cedar Bluff Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(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, **KEN A. HUTTON AND WIFE, STEPHANIE HUTTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM J. ALLEN AND WIFE, KIMBERLY J. ALLEN**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3057 Jenry Drive, Nashville, TN 37214

(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 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/our hand(s) this 31st day of August, 1999.

Ken A. Hutton by Janet Jones
Ken A. Hutton, by Janet Jones, attorney in fact

Stephanie Hutton by Janet Jones attorney-in-fact
Stephanie Hutton, by Janet Jones, attorney in fact attorney-in-fact

063 31535
IDENTIFICATION / REFERENCE
99 SEP -2 AM 9:18
BILL HARMON REGISTER
DAVIDSON COUNTY, TN.
MAIL TAX ENV.
0252 09/02 0101 03CHECK 407.50

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 Ken A Hutton and Stephanie Hutton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 31st day of August, 1999

Commission expires:

_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Janet Jones, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Ken A. Hutton and Stephanie Hutton, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Ken A. Hutton and Stephanie Hutton. WITNESS my hand and Notarial Seal this 31st day of August, 1999.

Dana Sumrall

Notary Public

My Commission Expires

DANA SUMRALL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

EXHIBIT "A"

Being Lot No. 69 on the Plan of Section Three, Stanford Country Club Estates, of record in Plat Book 2900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ken A. Hutton and wife, Stephanie Hutton by deed from Joseph K. King and wife, Clement M. King of record in Book 9130, page 498, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

ALIVE AND WELL AFFIDAVIT

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Janet Jones, who made oath as follows:

1. That by appointments dated August 31, 1999, which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, was appointed as attorney-in-fact for Ken A. Hutton and Stephanie Hutton, ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the document in their behalf to which this affidavit is attached and any other documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 31st day of August, 1999.

Janet Jones
Janet Jones

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Janet Jones, whose name is singed to the foregoing writing bearing date of August 31, 1999, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 31st day of August, 1999.

Brenda L Bachman
Notary Public

My commission expires: 3/10/2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

063 1535

99 SEP -2 AM 9:18

CLERK & REGISTER
DAVIDSON COUNTY, TN.

CASH

	105000.00
CO TX	368.50
PRFEE	1.00
TBEE	16.00
MTGTAX	.00
TBEE	16.00-
UCCFEE	16.00
CFEE	2.00
TOTAL	407.50
CHECK	407.50

09/02/99 01 09:18 0001 3853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511895