PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Instr:200001310009506 Page: 1 OF 2
REC'D FOR REC 01/31/2000 9:43:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $610.50

W & I Ref: (gj) Title No: 41456
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles B. Guess 5613 Knob Road Nashville, TN 37209	Chase Manhattan Mortgage Company 155 Franklin Rd., Suite 350 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 103-6-171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 165000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick T. Hutchinson and spouse, Rebecca A. Hutchinson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles B. Guess,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, Register's Office for said County.

SAID Lot No. 58 fronts 80 feet on the southerly margin of Knob Road and extends back between parallel lines 300.00 feet to a dead line in the rear, together with and as an appurtenance herewith, and subject thereto that certain easement for driveway purposes granted of record in Book 5201, page 403, Register's Office for said County.

BEING the same property conveyed to Patrick T. Hutchinson and spouse, Rebecca A. Hutchinson by deed from Lynn Gudmundsen, a single person, of record in Book 9176, page 343, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 47, said Register's Office, which Plan shows a 30 foot minimum building setback line from Knob Road and 10 foot easement for public utility and for telephone and electrical pole lines along the rear line(s); And a 10 foot easement for sewer purposes along the mid portion of said lot, with an eight-inch sewer line and manhole lying therein; Subject to an easement for driveway purposes granted of Record in Book 5201, page 403, said Register's Office.

This is improved property, known as: 5613 Knob Road, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 2000.

Patrick T. Hutchinson **Rebecca A. Hutchinson**

State of Tennessee
County of Davidson

On this 28th day of January, 2000, before me the undersigned authority, personally appeared **Patrick T. Hutchinson** and **Rebecca A. Hutchinson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165000.00

Affiant

Sworn and subscribed before me on the 28th day of January, 2000.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000