PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

Instr:20000831008641O Page: 1 OF 2
REC'D FOR REC 08/31/2000 2:59:11PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $919.45

W & I Ref: (gj) Title No: 41804
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Roy E. Hutton Sylvia J. Hutton 4400 Belmont Park Terrace #130 Nashville, TN 37215	Capital Bank & Trust Company 2200 Abbott Martin Road, #201 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 131-3-B-130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 248500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Reed, III and spouse, Rebecca A. Reed,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy E. Hutton and spouse, Sylvia J. Hutton,** 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 Building Site No. 130 on the Plan of Arden Place, Section Two, of record in Book 4675, page 119, Register's Office for said County, to which place reference is hereby made for a more complete description thereof.

BEING the same property conveyed to John Reed, III and spouse, Rebecca A. Reed by deed from Charles W. Brandon, Jr., and spouse, Martha D. Brandon of record in Book 9747, page 211, Register's Offcie for Davidson County, Tennnessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, page 119, said Register's Office which plan and record are incorporated hrein and made a part hereof by reference; The Declaration of Covenants, Conditions and Restrictions of record in Book 4628, page 473, Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, said Register's Office, which set forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
This is improved property, known as: 4400 Belmont Park Terrace #130, Nashville, TN 37215

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 29th day of August, 2000.

John Reed, III

Rebecca A. Reed

State of Tennessee
County of Williamson

On this 29th day of August, 2000, before me the undersigned authority, personally appeared **John Reed, III** and **Rebecca A. Reed**, 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

State of Tennessee
County of Williamson

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: $ 248500.00

Affiant

Sworn and subscribed before me on the 29th day of August, 2000.

Notary Public

My Commission Expires: _____