This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
151 Heritage Park Dr., Ste. 403, Jackson Sq.
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Jason B. Hutson
1119 Clifton Lane
Nashville, Tennessee 37204

MORTGAGEE:
Cavalry Banking
114 West College Street
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 06/05/01 16:13 2pgs
Fees:11.00 Taxes:536.50
20010605-0058331

SEND TAX BILL TO:
Mortgagee

MAP 118-9
CTRL MAP
GROUP
PARCEL 247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sydney L. Evans Catlett, married**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jason B. Hutson, unmarried**, hereinafter called the "GRANTEE", his 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 **Lot No. 6-A**, on the Plan of **Granclift Subdivision Zone Lot Division of Lots 1 and 6**, according to survey and plat of same appearing of record in Plat Book 6250, page 269, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Sydney L. Evans, unmarried by deed from Michael F. Lovett and wife, Deborah Lovett of record in Book 7394, page 776, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **1119 Clifton Lane, Nashville, Tennessee 37204.**

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, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

I, **Larry Catlett**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the husband of the said Sydney L. Evans Catlett.

WITNESS my hand this the **31st** day of **May, 2001**.

Sydney L. Evans Catlett

Sydney L. Evans Catlett

Larry Catlett

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sydney L. Evans Catlett and husband, Larry Catlett**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2001.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires 7/26/2003

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 11/21/04

LISA D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN