PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 42589
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/05/01 16:20 2pgs
Fees:11.00 Taxes:1247.27
20010605-0058590

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Robert M. Hutton<br>Jacqueline R. Hutton<br>136 Cheek Road<br>Nashville, TN 37205 | Suntrust Bank<br>201 Fourth Ave N/7th Floor<br>Nashville, TN 37219 |

**TAX MAP-PARCEL NUMBERS: 129-12-103**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$337,100.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phoebe B. Drews, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert M. Hutton and spouse, Jacqueline R. 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 Lot No. 9 of Block "A", 2nd Revised Plan Highlands of Belle Meade, No. 2, Blocks A,B,C,D of record in Book 1130, page 62, Register's Office Davidson County, and part of a street right-of-way formerly known as Cross Hill Road, closed by Metropolitan Council Bill 093-739, approved 8-18-93, and further described according to a mortgage loan inspection by Campbell, McRae and Associates, (John Alan Hood, RLS No. 836) dated 4/24/01 and attached hereto as Exhibit "A" as follows:

Said property inclusive and said Lot No. 9 of Block "A" on said plan, and the westerly 25 feet on the closed right of way, formerly known as Cross Hill Road, fronts 176 feet on the northeasterly margin of Cheek Road and extends back between parallel lines 200.00 feet to a dead line.

Being part of the same property conveyed to Robert H. Drews and wife, Phoebe B. Drews by deed from Joe M. Chapman and wife, Carol C. Chapman of record in Book 4309, page 580, said Register's Office. By Quitclaim Deed of record in book 10038, Page 535, said Register's Office, the said Robert H. Drews conveyed his interest in subject property to Phoebe B. Drews.

**Description Reference:** Described according to Mortgage Loan Inspection by Campbell, McRae & Assoc. (John Alan Hood) Surveyor license No. 1838, 2424, 21 Ave S. Ste., 201Nashville, TN 37212 dated 4/24/01.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 62, said Register's Office, which Plan shows a 50 foot minimum building setback line from Cheek Road and a 20 foot minimum setback line from Cross Hill Road and a 10 foot easement for public utility purposes along the rear line(s); All rights of way granted for utility water, phone and or any additional rights contained within the right of way formerly known as Cross Hill Road, closed by order of the Metropolitan Council Bill 093-739, approved 8-18-93.

Robert H. Drews, spouse of Phoebe B. Drews joins in conveying any interest he might have in subject property.

**This is improved property, known as:** 136 Cheek Road, Nashville, TN 37205

**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 1st day of June, 2001.

Phoebe B. Drews
**Phoebe B. Drews**

**Robert H. Drews**

**State of Tennessee**
**County of Davidson**

On this 1st day of June, 2001, before me the undersigned authority, personally appeared **Phoebe B. Drews and Robert H. Drews**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is:$ 337,100.00

Affiant

Sworn and subscribed before me on the 1st day of June, 2001.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public