BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 08/30/01 11:33 2pgs
Fees:13.00 Taxes:1073.00
20010830-0094135

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
William B. Hutchison and wife Laura P. Hutchison	Bank of America	Map: 117-9-B
202 Longwood Ct.	2059 Northlake Pkwy	Parcel: 021.00-CO
Nashville, TN 37215	Tucker GA 30084	7DA-79604

For and in Consideration of the sum of $ **290,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, We, Arvin R. Luchs and wife, Susan M. Luchs, through our duly appointed Attorney-in-Fact, Lillian R. Mather

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

William B. Hutchison and wife, Laura P. Hutchison

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 21** on the plan of **Longwood**, as of record at **Plat Book 5200, page 86** (as amended at Book 5419, page 183, as to floor area and lot coverage), both in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 8923, page 41**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Declaration of Covenants, Conditions and Restrictions as of record at Book 5344, page 353, Deed of "Open Space" and "Common Areas" of record at Book 5717, page 64, Sewer Easement at Book 5287, page 712 and Book 6925, page 836, and the limitations shown on the plan of record at Book 5200, page 86 all recording references to said Register's Office.

See Power of Attorney of record in the pages immediately preceding this Warranty Deed and recorded simultaneously herewith of record at Instrument Number 20010830000094134 said Register's Office.

This is **improved** property known as: 202 Longwood Ct., Nashville, TN 37215
{unimproved / improved}

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 and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this **28th** day of **AUGUST**, 20 **01**

Arvin R. Luchs
Arvin R. Luchs
By: Lillian R. Mather A.I.F.
Lillian R. Mather, Attorney-in-Fact

Susan M. Luchs
Susan M. Luchs
By: Lillian R. Mather A.I.F.
Lillian R. Mather, Attorney-in-Fact

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 290,000.00

_____, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 08-28-01

My Commission Expires: 5-11-07

_____ Notary Public

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 Lillian R. Mather, on behalf of the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed this Warranty Deed, and who acknowledged that he executed this Warranty Deed in behalf of Arvin R. Luchs etux Susan M. Luchs, and who further acknowledged the she executed the same as the free act and deed of the said Arvin R. Luchs etux Susan M. Luchs for the purposes therein contained. WITNESS my hand and official seal at office on August 28, 2001

My Commission Expires: 10-25-2003

Notary Public: Ruth Randolph

AFFIDAVIT OF ATTORNEY-IN-FACT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Lillian R. Mather, Attorney in Fact, who does make oath as follows:

1. That by appointment dated June 5, 2001, which is of record in the Register's Office for Davidson County, Tennessee, at Book _____, page _____ {or which is recorded simultaneous with the instrument to which this Affidavit is applicable} I, Lillian R. Mather was appointed as Attorney in Fact for, Arvin R. Luchs etux Susan M. Luchs, the Principal, for the purposes set forth therein.

2. That to my best knowledge and belief: {1} the said Principal is alive and well; and, {2} that no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, or at the time of the execution, in the principal's behalf, of the instrument to which this affidavit is applicable, and/or all other documents so executed on the Principal's behalf on this date; and, {3} I have not, or had not, at the time of doing any act pursuant to the powers 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 facts so indicating the same.

Given under my hand this 28th **day of** AUGUST, **20** 01.

Lillian R. Mather
Lillian R. Mather Affiant

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do certify that Lillian R. Mather, whose name is signed to the foregoing writing has acknowledged and sworn to the same before me in my jurisdiction aforesaid. **Sworn to and subscribed before me** and given under my hand on this 28th day of AUGUST, 20 01, at Nashville, Tennessee.

My Commission Expires: 10-21-2003

Notary Public : Ruth Randolph

mggaston:clsdocs.warrantydeed