RECORD & RETURN TO:
BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/02 15:39 2pgs
Fees:13.00 Taxes:758.50

20020708-0082006

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF JUNE 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18361

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MICHAEL M. & EMILY S. NUTT 916 Rodney Drive Nashville, TN 37205	NEW OWNER	115-01-024

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William P. Hamilton and wife, Katherine S. Hamilton and William Pickett Stokes, Jr. (a/k/a William P. Stokes), hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto Michael M. Nutt and wife, Emily S. Nutt, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Glennwood, Section II, as of record in Book 2854, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to William P. Hamilton and wife, Katherine S. Hamilton and William P. Stokes, by Deed from William M. Doak, dated August 31, 1995 and recorded September 1, 1995, of record in Book 9782, page 188, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
> 2. All matters shown on plan of record in Plat Book 2854, page 18, Register's Office for Davidson County, Tennessee; and
> 3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at: 916 Rodney Drive
> 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 herein set out; and GRANTORS do further covenant and

bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 this 26 day of June 2002.

William P. Hamilton
William P. Hamilton

Katherine S. Hamilton
Katherine S. Hamilton

William Pickett Stokes Jr
William Pickett Stokes, Jr.
(a/k/a William P. Stokes) by
Katherine S Hamilton AIF

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 26, 2002, before me personally appeared William P. Hamilton and Katherine S. Hamilton to me know (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 that they executed the same as their free act and deed.

Witness my hand and official seal this 26 day of June 2002.

NOTARY PUBLIC

My Commission Expires: 7/30/2005

STATE OF TENNESSEE, COUNTY OF DAVIDSON

One June 28, 2002, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine S. Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of William Pickett Stokes, Jr. (a/k/a William P. Stokes) as his Attorney in Fact, as the free act and deed of the within named Katherine S. Hamilton. Witness my hand and official seal this 26 day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 7/30/2005