File Box 33B
After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
027N04003

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNERS:
William H. Petree
1620 Shelby Ave.
Nashville TN 37206

SEND TAX BILLS:
Same

Davidson County DEEDWARR
Recvd: 11/26/02 09:39 2pgs
Fees:13.00 Taxes:876.90
20021126-0146395

Map 83, 14, Parcel 357.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **DERICK HUTCHINS and wife, STACY HUTCHINS,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **WILLIAM H. PETREE and wife, ELIZABETH B. PETREE, as Tenants by the Entireties,** the following described property to wit:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to **Derick Hutchins and wife, Stacy Hutchins** by deed from **Julija Petrova and husband, Aaron P. Hetrick** of record in Instrument Number 20000912-0090310, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made plan of record in Book 57, page 130, Register's Office for Davidson County, Tennessee; subject to any visible and unrecorded easements, building regulations and zoning regulations.

Taxes for 2002 are to be prorated and paid by the Grantors named herein.

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 the Grantors do covenant with the said

Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or 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.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 22ND day of October, 2002.

DERICK HUTCHINS

STACY HUTCHINS

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF ~~SUMNER~~ WASHINGTON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **DERICK HUTCHINS and wife, STACY HUTCHINS**, named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 22nd day of October, 2002.

Notary Public Oklahoma
OFFICIAL SEAL
DIANE LANGLEY
WASHINGTON COUNTY
Comm. Exp. 09-04-2005

NOTARY PUBLIC

~~My Commission Expires:~~
09/04/2005
Comm # 01014892

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 137,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: ____/____/____.

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 25, 2003

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October 7, 2002 (3:41pm)