File Box 9-B
First Title & Escrow Co., Inc.
#19721

Davidson County DEEDWARR
Recvd: 12/11/02 13:28 2pgs
Fees:13.00 Taxes:632.70

20021211-0152894

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of December, 2002.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles T. Hutchins
917 Willow Oak Court
Nashville, TN 37221

SEND TAX BILLS TO:
~~NEW OWNER~~
Pulte Mortgage Corporation
7475 South Joliet St.
Englewood, CO 80112

MAP-PARCEL NUMBERS:
Map & Parcel: 156-010-C-048.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katherine E. Karrick, unmarried n/k/a Katherine Karrick Garland and husband, Ronald C. Garland,** hereinafter referred to as Grantors, hereby transfers and conveys to **Charles T. Hutchins, married,** hereinafter referred to as Grantees, their 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. 48 on the Plan of East Colony at Riverbend of record in Book 7900, Page 733, said Register's Office, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Katherine E. Karrick, unmarried, by Warranty Deed from Maurice Wayne Lusk, IV and wife, Carol Leigh Lusk, of record in Book 11543, Page 408, Register's Office for Davidson County, Tennessee, dated June 24, 1999. The said Katherine E. Karrick having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7199, Page 119, and Book 9792, Page 20, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 917 Willow Oak Court, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 5th day of December, 2002.

Katherine Karrick Garland
Katherine Karrick Garland

Ronald C. Garland by Katherine E. Garland attorney by fact
Ronald C. Garland

Ronald C. Garland joins in this conveyance to convey any and all of his marital interests in subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Karrick Garland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December, 2002.

Notary Public

My Commission Expires: 11-22-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Karrick Garland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Attorney in Fact of Ronald C. Garland and who further acknowledged that she executed the forgoing instrument for the purposes therein contained by signing her name as the Attorney in Fact for Ronald C. Garland.

Witness my hand and official seal this 5th day of December, 2002.

Notary Public

My Commission Expires: 11-22-05