Davidson County DEEDWARR
Recvd: 12/30/02 12:13 4pgs
Fees:23.00 Taxes:1295.00

20021230-0161814

THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 19794** **File Box 9B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Affiant Subscribed and sworn to before me, this 23rd day of December, 2002. Notary Public My Commission Expires: 9-25-04

WARRANTY DEED

Address New Owner(s): Donald Piggins 69 Revere Park Nashville, TN 37205	Send Tax Bills to Bank of America 200 S. College Street Charlotte, NC 28255	Tax Information: Map: 116-08 Parcel: 069.00 CO FB: 07DA-74567

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CLARK H. HUTTON, JR., individually, as to a one-half (1/2) undivided interest , and CLARK H. HUTTON, JR. as Executor under the Last Will and Testament of Betty Seigler Hutton, and JOSIAH EWING HUTTON and JOHN WALTER HUTTON as a majority of the Co-Trustees of the testamentary trust created under the Last Will and Testament of Betty Seigler Hutton, deceased, of record as Instrument No. 2378/438381, Probate Court Clerk's Office for Davidson County, Tennessee, as to a one-half (1/2) undivided interest, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to DONALD PIGGINS ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 69 Revere Park, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 20th day of December, 2002.

Clark H Hutton Jr

CLARK H. HUTTON, JR., Individually

Clark H Hutton Jr

CLARK H. HUTTON, JR., as Executor under the Last Will and Testament of Betty Seigler Hutton

Josiah Ewing Hutton

JOSIAH EWING HUTTON, Co-Trustee of the testamentary trust created under the Last Will and Tesatment of Betty Seigler Hutton

John Walter Hutton

JOHN WALTER HUTTON, Co-Trustee of the testamentary ~~trust~~ created under the Last Will and Tesatment of Betty Seigler Hutton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clark H. Hutton, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20TH day of December, 2002.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 30, 2006

DAVID P. HAYES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clark H. Hutton, Jr., Executor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20TH day of December, 2002.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 30, 2006

DAVID P. HAYES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josiah Ewing Hutton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein.

Witness my hand, at office, this 20th day of December, 2002.

Notary Public

My Commission Expires: 9-25-04

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Walter Hutton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein.

Witness my hand, at office, this 20th day of December, 2002.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 30, 2006

DAVID P. HAYES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 69 on the 2nd Revised Plan of Sugartree, Phase 2 as of record in Plat Book 4860, pages 79 and 80 and as amended in Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Clark H. Hutton, Jr., and wife, Betty S. Hutton by deed from Creason Clayton Construction Company, Inc., of record in Book 5141, page 895, said Register's Office. Subsequently, Clark H. Hutton, Jr. and wife, Betty S. Hutton having conveyed their interest to Clark H. Hutton, Jr. and Betty S. Hutton as tenants in common, by deed of record in Book 11515, page 779, Register's Office for Davidson County, Tennessee. Betty S. Hutton, a/k/a Betty Seigler Hutton died testate October 13, 2001, and devised said property to Josiah Ewing Hutton, Holman Hutton, and John Walter Hutton as Co-Trustees of a trust created under the Last Will and Testament of Betty Seigler Hutton, deceased, of record as Instrument No. 2378/438381, Probate Court Clerk's Office for Davidson County, Tennessee.

Permitted Encumbrances

1. Declaration of Covenants, Conditions, Bylaws and Restrictions for Sugartree of record in Book 4857, page 157, as amended and supplemented in Book 4874, page 463; Book 4911, page 356; Book 4996, page 126; Book 5003, page 688; Book 5087, page 220; Book 5152, page 401; Book 5514, page 138 and Book 5691, page 61, and restated and amended in Book 11758, page 466, Register's Office for Davidson County, Tennessee.
2. Dedication of common area to Sugartree Homeowners' Association of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Sugartree Homeowners' Association, Inc., of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3914, page 573; Book 3958, page 122; Book 4005, page 367, and Book 7061, page 100, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of Sugartree Revision #2, Phase II, of record in Plat Book 4860, pages 79 and 80 and as revised in Book 5238, page 93, Register's Office for Davidson County, Tennessee.