Return to:
All-Star Title, Inc.
120 Donelson Pike Ste 201
Nashville TN 37214
Ph: (615) 883-588[illegible] Fa: (615) 883-7543

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 129262.00

Deborah V. Hutchins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/21/03

Notary Public

MY COMMISSION EXPIRES 10/25/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip I. Hutchins	SAME	161-02/07/.00
(NAME)	(NAME)	
462 Westcrest Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Benson Aworunse and wife, Olufunmilavo Lara Aworunse**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip I. Hutchins a married man,,** HEREINAFTER CALLED THE 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. 19 on the Plan of McMurray Hills of record in Plat Book 3700, Page 5, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Benson Aworunse and wife, Olufunmilavo Lara Aworunse by Deed from Dianne C. Leaver and husband, Roger Leaver dated 3/24/95, of record in Book 9638, page 244, Register's Office for Davidson County, Tennessee.

Unimproved ☐
This is improved ☒ property, known as 462 Westcrest Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our 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 our/my hands this 3/21/03.

Benson Aworunse

Olufunmilavo Lara Aworunse

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Benson Aworunse and Olufunmilavo Lara Aworunse the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 3/21/03.

Commission expires 10/25/03

Notary Public

Davidson County DEEDWARR
Recvd: 04/02/03 10:12 1pgs
Fees:13.00 Taxes:478.27

20030402-0043318