Davidson County DEEDWARR
Recvd: 07/28/03 14:14 2pgs
Fees:13.00 Taxes:355.20

20030728-0105179

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of July, 2003.

Notary Public

My Commission Expires: 7-29-06

NOTARY PUBLIC AT LARGE MONTGOMERY CO.

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:
Season Hutchins and Cherie L. Cash
218 Joyner Avenue
Nashville, Tennessee 37210

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 119-050-429.00

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, **Robin D. Warren, a single woman, and Howard Warren and wife, Vicki T. Warren** hereinafter referred to as Grantors, hereby transfers and conveys to **Season 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. 2, on the Final Plat of Cumberland Nurseries, as shown on plat of record in Plat Book 8250, Page 709, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robin D. Warren, a single woman, Howard Warren and wife, Vicki T. Warren by Warranty Deed from Dale Nergenah and wife, Rebecca A. Nergenah of record in Book 11530, Page 251, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 8250, Page 709, 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 2003, a lien not yet 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 218 Joyner Avenue, Nashville, Tennessee 37210.

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 11th day of July, 2003.

Robin D. Warren
Robin D. Warren

Howard Warren
Howard Warren

Vicki L. Warren by Howard Warren attorney in fact
Vicki T. Warren

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 Robin D. Warren, a single woman, and Howard Warren 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 11th day of July, 2003.

Notary Public

My Commission Expires: 11-2-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of July 2003, before me personally appeared Howard Warren to me known to be the Attorney-in-Fact of Vicki T. Warren is authorized by Vicki T. Warren to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

Notary Public

My Commission Expires: 11-2-05

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