(3)

This instrument prepared by and return to:
Ruth Foran, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

File No.: **2038-292262**

Davidson County DEEDWARR
Recvd: 08/22/03 10:29 3pgs
Fees:18.00 Taxes:521.33
20030822-0122118

WARRANTY DEED

THIS INDENTURE, made and entered into this **Eighteenth day of July, 2003**, by and between **Earlene James**, parties of the first part, and **James M. Hutchings**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 42, Building C, West End Place Subdivision, of Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums, of plat of record in Plat Book 6809, Page 610, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Master Deed has been amended to change the name from Park Circle Condominiums to West End Place by instrument of record in Book 9992, page 744, said Register's office.

Being the same property conveyed to parties of the first part, herein shown in:
Book **11718**, Page No.: **418** or Instrument No.: in said Register's office.

This conveyance is made subject to:
taxes for the year 2003 and thereafter

Parcel ID # **104-09-0-G-042-00-C**
X Improved OR
Unimproved property located at: **141 West End Pl., Nashville, Tennessee 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons claiming by, through, or under him/her, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Earlene James

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Earlene James** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Eighteenth day of July, 2003.**

Notary Public

My Commission Expires: 1-26-2004

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

****

Owner's Name: **James M. Hutchings**

and Address: **141 West End Pl.**
Nashville, TN 37205

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Tennessee Home Loans
111 West Wood Place
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$140,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

James N. Hutchins
by Dorothy Ashcraft, attorney in fact
Affiant
Diane L Hutchins by Ashcraft attorney in fact

Subscribed and sworn to before me this **Eighteenth day of July, 2003.**

Patricia D. Harris
Notary Public

My Commission Expires: 2/4/07

PATRICIA D. PHARRIS
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.