Davidson County DEEDWARR
Recvd: 10/02/03 11:45 2pgs
Fees:13.00 Taxes:278.98

20031002-0145593

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $75,400.00.

Affiant

Subscribed and sworn to before me, this 24 day of September, 2003.

Notary Public
My commission expires: 11/27/06

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| James Aguilard<br>687 Mercer Dr.<br>Nashville TN 37070 | New Owner | 075-11-0209.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Diane B. Hutchings, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Aguilard, hereinafter called the Grantees, their successors 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. 78B of Meadows of Tulip Grove, Section 1, Zone Lot Division of Lot Nos. 1, 2, 3 and 74 through 82, of record in Book 5200, Page 612, amended in Book 6250, Page 304, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.
>
> Being all of the same property conveyed to Diane B. Hutchings, unmarried, by deed from Shelley R. Barber, et vir, Danny Ray Barber, dated October 23, 1996, of record in Book 10236, Page 928, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 687 Mercer Dr., Nashville, TN 37070.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24 day of September, 2003.

Diane B. Hutchings

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Diane B. Hutchings and , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 24 day of September, 2003.

Notary Public

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.