This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030351-1

Davidson County DEEDWARR
Recvd: 10/29/03 15:47 2pgs
Fees:13.00 Taxes:523.92
20031029-0159492

Send Tax Bills To:
Brad T. Shaughnessy
208 Village Place
Nashville, TN 37211
New Owner is:
208 Village Place
Nashville, TN 37211

MAP: 161-10-0-A
PARCEL: 64.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Philip S. Hutto and Marcia D. Hutto**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brad T. Shaughnessy, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 83, Phase I on the Plan of the Villages of Brentwood, of record in Book 5200, page 613, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip S. Hutto and wife, Marcia D. Hutto from Philip S. Hutto by QuitClaim Deed dated 06/24/98, recorded 07/01/98, in Book 11002, page 450, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of September, 2003.

GRANTOR:

Philip S.Hutto

By **Marcia D. Hutto by Philip S.Hutto** AIF

As Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Philip S.Hutto**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument and on behalf **Marcia D. Hutto** by Specific Power of Attorney Recorded in Book ~~X~~, Page ~~X~~ for the purposes therein contained. ~~X~~ 20031029015949 1

Witness my hand and seal on this the15th day of September , 2003.

Notary Public

My Commission Expires: 3/24/04

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $141,600.00.

Affiant

SWORN TO and subscribed before me this 15th day of September , 2003.

NOTARY PUBLIC

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004