PICK-UP

Davidson County DEEDWARR
Recvd: 12/02/03 15:57 4pgs
Fees:23.00 Taxes:823.25
20031202-0173458

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lydia Hutchinson 3409 Benham Avenue Nashville, Tennessee 37215	Same	118-7/129

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MICHAEL A. ZORETIC, an individual, ("Grantor") has bargained and sold, and by these presents transfers and conveys unto LYDIA HUTCHINSON ("Grantee"), her heirs and assigns, certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 2805 Azalea Place, Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

The Property is conveyed subject to the title exceptions described on Exhibit B attached hereto (collectively, if more than one, the "Permitted Exceptions").

Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered, except for the Permitted Exceptions. Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, other than claims arising out of the Permitted Exceptions.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused the same to be executed.

MICHAEL A. ZORETIC

STATE OF Tennessee)
)
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Michael A. Zoretic, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of December, 2003.

Pat McClendon
Notary Public

PAT McCLENDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Comm. Exp. Sept. 30, 2006

My Commission Expires: Sept 30, 2006

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $222,500.00.

David W.
Affiant

Sworn to and subscribed before me this 1st day of December, 2003.

Pat McClendon
Notary Public

My Commission Expires: Sept 30, 2006

PAT McCLENDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Comm. Exp. Sept. 30, 2006

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, being Lot 20, of Block "B" on the Map of Berry Hill Gardens Subdivision of records in Book 1130, page 36, in the Register's Office of Davidson County, Tennessee, to which play reference is hereby made for a more particular description.

Beginning at a point on the westerly margin of Azalea Place at the former of Lots Nos. 19 and 20; thence with the line between said lots westerly 109.7 feet to a point; thence southerly 132.11 feet to a point in the northerly margin of an unnamed street or Azalea Place, thence with the margin of the same easterly 72.26 feet to a concrete monument at the beginning of a curve; thence around said curve northeasterly to another concrete monument in the westerly margin of Azalea Place; thence with the westerly margin of the same northerly 110.96 feet to the beginning.

BEING the same property conveyed to Michael A. Zoretic, by Deed of record at Instrument No. 200004180038580, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed of record.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2004, a lien, which are not yet due and payable. Tax Parcel No. 118-7/129.

2. Such state of facts as an accurate survey would disclose.

3. ALL matters shown on Plat recorded in Book 1130, page 36.