**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**P. O. Box 1369**
**Brentwood, TN 37024**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater, for this transfer is $240,000.00**

**Affiant**

Davidson County DEEDWARR
Recvd: 05/19/04 09:08 2pgs
Fees:13.00 Taxes:888.00
20040519-0058607

**Subscribed and sworn to before me, this 23rd day of April, 2004.**

**Notary Public**
**My commission expires: ~~03/14/05~~ Nov. 24, 2007**

NOTARY PUBLIC AT LARGE
SHARON M. GARNER
DAVIDSON COUNTY, TENNESSEE

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Matthew D. Hutcheson<br>3525 Pleasant Valley Road<br>Nashville TN 37204 | New owner | 118-14/126 |

## 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, Kerry Foth, unmarried, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Matthew D. Hutcheson, hereinafter called the Grantee, 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. 52 on the Map of Longview Manor, Sections 1 & 2, of record in Book 1424, Page 127, Register's Office for said County.
>
> Said Lot 52 fronts 10 feet on the westerly side of Pleasant Valley Road and runs back between lines, 176.5 feet on the northerly line and 166 feet on the southerly line to a dead line in the rear on which it measures 115.4 feet.
>
> Being the same property conveyed to Kerry Foth by deed from Timothy W. Holmes and wife, Ginger P. Holmes, of record in Book 10798, Page 438, 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 3525 Pleasant Valley Road, Nashville, TN 37204

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.

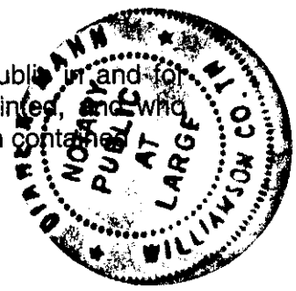
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of April, 2004.

Kerry Foth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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




Witness my hand in Nashville, TN, this 23rd day of April, 2004.

Notary Public

My Commission expires 03/14/05