Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sandra H. Hutts
504 Midway Circle
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/15/04 15:10 2pgs
Fees:13.00 Taxes:1335.70
20040615-0070826

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

MAP	**146**
GROUP	**6**
PARCEL	**56**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mark Hendricks, as Successor Trustee of the Maxwell/Tyne Valley Trust** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Joseph C. Hutts and wife, Sandra H. Hutts,** hereinafter called the "GRANTEES", their heirs 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. 16 on the Plan of Treemont, of record in Plat Book 6250, page 895, 896 and 897, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. * 20040615-0070825

Being the same property conveyed to Mark Hendricks, Successor Trustee of the Maxwell/Tyne Valley Trust by Quitclaim deed from Christian A. Horsnell, Trustee of the Maxwell/Tyne Valley Trust of record in Instrument no. *_____ _____Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is unimproved property known as 837 Maxwell Ct, Nashville, Tennessee 37220.

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 and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 10th day of June, 2004.

SUCCESSOR TRUSTEE

Mark Hendricks, as Successor Trustee of the Maxwell/Tyne Valley Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark Hendricks, as Successor Trustee of the Maxwell/Tyne Valley Trust**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of June, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $361,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of June, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE