Davidson County DEEDWARR
Recvd: 07/06/04 09:39 2pgs
Fees:13.00 Taxes:438.45

20040706-0079703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $118,500.00.

Subscribed and sworn to before me, this 30th day of June, 2004.

My Commission Expires: _____

Affiant

Notary Public

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 03/10/2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICES
1418 WEST MAIN STREET
SUITE B
LEBANON, TN 37087

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: THOMAS DELIUS		NAME: THOMAS DELIUS	
STREET ADDRESS: 1757 MERRITT STREET		STREET ADDRESS: 1757 MERRITT STREET	
CITY: OLD HICKORY	STATE: TENNESSEE	CITY: OLD HICKORY	STATE: TENNESSEE
ZIP CODE: 37138		ZIP CODE: 37138	
MAP & PARCEL NO.: 053.06-0A-106.00-CO			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MATHILDA B. HUTCHISON

HEREINAFTER CALLED GRANTOR HAS, BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO THOMAS DELIUS

HEREINAFTER CALLED GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 106, on the Plan of Phase One, Waterford Subdivision, of record in Plat Book 6900, Page 569, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mathilda B. Hutchison, unmarried by Warranty Deed from Fairie M. Abernathy, unmarried, dated 07/31/1995, recorded 08/01/1995, in Book 9747, Page 628, in the Register's Office of Davidson County, Tennessee Records.

THIS IS IMPROVED PROPERTY KNOWN AS 1757 MERRITT STREET, OLD HICKORY, TN. 37138

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, FOREVER; AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM 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 I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER..

WITNESS MY HAND THIS 30TH DAY OF JUNE, 2004.

Mathilda B. Hutchison

MATHILDA B. HUTCHISON

State of TENNESSEE
County of DAVIDSON } ss

On this the 30th day of June, 2004, before me, the undersigned Notary Public, personally appeared **Mathilda B. Hutchison**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

JAMES H. BOYD, JR.
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 09/18/2005

WARRANTY DEED