THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23087-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me this 15th day of July, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Edward J. Hutchison Sara L. Hutchison 7028 Northridge Drive Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.142.13-0A Parcel No. 020.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Reed and wife, Patricia Reed**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward J. Hutchison and Sara L. Hutchison, as tenants by the entireties** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7028 Northridge Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2004.

Joseph Reed

Patricia Reed

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph Reed and wife, Patricia Reed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 07/20/04 14:40 2pgs
Fees:13.00 Taxes:740.00

20040720-0086633

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Riverside Phase 1A, of record in Book 6050, page 440, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Reed and spouse, Patricia Reed by Warranty Deed dated July 31, 1996 from Keith Edwin Crockett and wife, Nini Ann Crockett of record in Book 10141, page 945, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Riverside of record in Book 7185, page 619, Book 7405, page 780, Book 8136, page 79, Book 11063, page 996 and Instrument No. 20040419-004162, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Riverside Homeowners Association, Inc. of record in Instrument No. 20040608-0067841, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Riverside Homeowners Association, Inc. of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6050, page 440, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 6972, page 45, Register's Office for Davidson County, Tennessee.
7. Easement for ingress and egress of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.
8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6970, page 275 and Book 6970, page 278 and Book 6970, page 281 and Book 7803, page 642, Register's Office for Davidson County, Tennessee.