Davidson County DEEDWARR
Recvd: 08/02/04 16:27 2pgs
Fees:13.00 Taxes:429.94
20040802-0092389

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO:**
Isaac P. Connor	Isaac P. Connor	102-4-42
401 Achievement Drive	625 American Road	
Nashville, TN 37209	Nashville, TN 37209	

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Barney L. Hutchison** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 03P-1827** unto the Grantee, **Isaac P. Connor and Cleddie J. Connor, husband and wife**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Barney Hutchison**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 690 on the Plan of Charlotte Park, Section 8, as of record in Book 2900, page 45, Register's Office for said County.

Said Lot No. 690 fronts 58 feet on the southerly side of Achievement Drive and runs back between lines 120 feet on the westerly side and 133.1 feet on the easterly side to a broken line at the rear, on which it measures 240.6 feet thereon.

Being the same property conveyed to Braney L. Hutchison and wife, Drue H. Hutchison by Deed from A.C. Oakley and J.B. Byrd filed for record on April 4, 1967 in Book 4117, page 386, Register's Office for Davidson County, Tennessee. Drue H. Hutchison having predeceased Barney Hutchison.

This is improved property known as 401 Achievement Drive, Nashville, TN 37209.

Said Property is conveyed subject to any and all restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Barney L. Hutchison** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of July 2004.

Peggy D Mathes, Adm.
Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July 2004, before me personally appeared, Peggy D. Mathes, Administrator of the Estate of Barney L. Hutchison to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Barney L. Hutchison, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 28th day of July 2004.

My commission expires: 6-14-08

Kristie Putnam
Notary Public

KRISTIE PUTNAM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $116,200.00.

Peggy D. Mathes
Affiant

Subscribed and sworn to before me this 28th day of July, 2004.

Kristie Putnam
Notary Public

My Commission Expires: 6-14-08

KRISTIE PUTNAM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN