Davidson County DEEDWARR
Recvd: 08/09/04 09:13 3pgs
Fees:18.00 Taxes:249.75

20040809-0095509

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000743

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by KENNETH D. HUTCHINS, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, CYNTHIA F. BAKER and husband, JOHN R. BAKER, and JOEL A. SMITH, SR., and wife, CHARLENE F. SMITH, have bargained and sold, and by these presents do transfer and convey unto the said KENNETH D. HUTCHINS, his heirs and assigns, a certain tract or parcel of land as follows:

SEE ATTACHED EXHIBIT A

This is improved ☐ property known as **930 Snow Avenue, Madison, TN 37115**

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said KENNETH D. HUTCHINS, his heirs and assigns, forever. And it does covenant with the said KENNETH D. HUTCHINS, that he is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to the said KENNETH D. HUTCHINS, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 6th day of August, 2004.

Cynthia F. Baker
CYNTHIA F. BAKER

John R. Baker
JOHN R. BAKER

Joel A. Smith
JOEL A. SMITH, SR.

Charlene F. Smith
CHARLENE F. SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **CYNTHIA F. BAKER and husband, JOHN R. BAKER, and JOEL A. SMITH, SR., and wife, CHARLENE F. SMITH,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 6th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires OCT. 13, 2004

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $67,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 6th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires OCT. 13, 2004

MAP 43-06
PARCEL 339.00

ADDRESS OF NEW OWNERS:
KENNETH D. HUTCHINS
1109 Winding Way
White House, TN 37188

SEND TAX BILLS TO:

SAME

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 6 on the Plan of Farview Heights, as of record in Boo 4660, page 180, Register's Office for Davidson County, Tennessee, and being a re-subdivision of part of Lot No. 32 on the Map of Dixie Pure Food Company's Subdivision as of record in Book 161, page 113, Register's Office for Davidson county, Tennessee, and Parcel C, in Farview Subdivision, Section 2, of record in Book 3600, page 6, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by DeWayne Caldwell dated July 16, 1974, as follows:

Beginning at a concrete monument in the northerly margin of Farview Drive, said monument being 79.35 feet west of the common corner of Lots Nos. 6 and 5; thence around a curve having a radius 25 feet, 33.7 feet to a concrete monument in the easterly margin of snow Avenue; thence along the easterly margin of Snow Avenue North 5 deg. 44' West 100 feet to a concrete monument; thence leaving the margin of Snow Avenue South 88 deg. 5' East 110.25 feet to a point, common corner of Lots Nos. 6 and 5; thence continuing South 88 deg. 5' East 82.30 feet to a point, the common corner of Lots Nos. 5 and 4; thence southerly along a common boundary of Lots Nos. 5 and 4, 104.25 feet to a point on the northerly margin of Farview Drive; thence along the northerly margin of Farview Drive 75 feet to a point, common corner of Lots Nos. 5 and 6; thence continuing along the northerly margin of Farview Drive 78.35 feet to the point of beginning.

Being part of the same property conveyed to Cynthia F. Baker and Charlene F. Smith by deed from Charlie B. Fain, of record as Instrument No. 19991208-0301179, Register's Office for Davidson County, Tennessee. Joel A. Smith, Sr. and John R. Baker join in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.