WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Pamela J. Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2004.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald Leovelle Hutchison	First Franklin Financial Corp., A Subsidiary of National City Bank of Indiana	176-5B-52
(NAME)	(NAME)	
109 Firelight Court	112 Town Park Drive, Suite G-150	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Kennesaw, GA 30144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/03/04 15:26 2pgs
Fees:13.00 Taxes:449.55

20040903-0107265

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kathleen Ayala, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reginald Leovelle Hutchison and wife, Elaine Denise Fultz- Hutchison, 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. 147 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 885, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kathleen Ayala, by deed of record in Book 10956, Page 807, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Kathleen Ayala by Shanique Thompkins as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * in the Register's Office for Davidson County, Tennessee.

*20040903 0107264

unimproved ☐

This is improved ☒ property, known as 109 Firelight Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 31st day of August, 2004.

Kathleen Ayala by Shanique Thompkins, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of August, 2004, before me personally appeared Shanique Thompkins, the person who executed the foregoing instrument on behalf of Kathleen Ayala and who acknowledged that she executed the same as the free act and deed of the said Kathleen Ayala, through Power of Attorney granted she by the said Kathleen Ayala.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2004.

Commission expires: 5/30/07

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

SEP-01-2004 11:12 ADVANTAGE TITLE 615 777 2015 P.03