RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138

**THIS INSTRUMENT PREPARED BY:**
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18870G

**MAP/GROUP/PARCEL:**
156-2/49

**NEW OWNER'S NAME AND ADDRESS:**
Ruth C. Hutton
728 Harpeth Bend Dr.
Nashville, TN. 37221

**SEND TAX BILLS TO:**
New Owner

Davidson County DEEDWARR
Recvd: 09/13/04 09:25 2pgs
Fees:13.00 Taxes:616.05
20040913-0109929

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Beatrise Zile, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto Ruth C. Hutton, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 360, on the Plan of Section 3, and Re-subdivision of Lot 246, Harpeth Valley Park, Section 2, as shown on plat of record in Plat Book 3700, page 129 and re-recorded in Book 4175, page 15, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 728 Harpeth Bend Drive, Nashville, TN 37221.

BEING the same property conveyed to Grantor herein by deed of record in Book 10472, Page 539, Register's Office for Davidson County, Tennessee.

Vilmars M. Zile is now deceased and at the time of his death was the husband of Beatrise Zile.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Beatrise Zile
Beatrise Zile

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

PERSONALLY appeared before me, the undersigned authority, Beatrise Zile, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 3rd day of September 2004.

NOTARY PUBLIC

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30. 2006

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater for this transfer is $166,500.00.

Beatrice Zile
AFFIANT

Sworn to and subscribed before me, this the 3rd day of September 2004.

NOTARY PUBLIC

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30. 2006