Davidson County DEEDWARR
Recvd: 10/25/04 09:25 2pgs
Fees:13.00 Taxes:638.25

20041025-0127684

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 172,500.00 .

By Taylor
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th
DAY OF Oct, 2004.

Charlotte A. Bethel
NOTARY PUBLIC

My Commission expires: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 1130 8th Ave., South, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Erin C. Keckley	Taylor, Bean & Whitaker Mtg	Map 146-8
(NAME)	(NAME)	
372 Blackman Road	1417 North Magnolia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Ocala, Fl. 34475	Parcel 45
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Kyle Hutchison & Craig Hutchison

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Erin C. Keckley

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 582, as shown on the map entitled Caldwell Hall, Section 14, of record in Plat Book 3300, page(s) 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kyle Hutchison, unmarried and Craig Hutchison, unmarried, as Joint Tenants with Right of Survivorship, by deed of record in Book 10279, page 872 said Register's Office.

Restrictive Covenants contained in Instrument of record in Book 3433, page 100, as amended in Book 3436, page 335, said Register's Office.

Taxes for the year 2004 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 372 Blackman Road, Nashville, Tn 37211

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 20th day of October, 2004

Kyle Hutchison

Craig Hutchison

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kyle Hutchison & Craig Hutchison, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of Oct, 2004.

My Commission expires:
4-16-08

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
CHEATHAM CO. TENN.