

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of January, 2005.

Notary Public

My commission expires: 5-17-2008

THIS INSTRUMENT WAS PREPARED BY
McCANN & HUBBARD
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Utley **Rose Anne Utley**	**Mark Utley** **Rose Anne Utley**	**147-02-0-129.00**
411 Bellingrath Drive	**211 Lee Boulevard**	Davidson County DEEDWARR Recvd: 01/11/05 10:09 2 pgs Fees:13.00 Taxes:551.30
Nashville, Tennessee 37211	**Savannah, GA 31405**	20050111-0003995

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Marion J. Hoormann and wife, Catherine A. Hoormann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Utley and wife, Rose Anne Utley

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. 36 on the Plan of Elysian Park Subdivision, of record in Plat Book 2331, Page 32, said Register's Office, to which plat reference is hereby made for a more complete description of said property. Said Lot No. 36 fronts 115 feet on the southerly side of Bellingrath Drive and runs back 215.8 feet on the westerly line and 150 feet on the easterly line to a dead line, measuring 132.8 feet thereon.

Being the same property conveyed to Marion J. Hoormann and wife, Catherine A. Hoormann by Warranty Deed from Willie C. Scarlet, a single person, of record in Instrument # 20000229-0019479, Register's Office for Davidson County, Tennessee, dated February 24, 2000 and recorded February 29, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2331, Page 32, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

This is improved property known as 411 Bellingrath Drive, Nashville, Tennessee 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 3rd day of January, 2005.

Marion J. Hoormann

Marion J. Hoormann

Catherine A. Hoormann

Catherine A. Hoormann

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Marion J. Hoormann and wife, Catherine A. Hoormann, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2005.

Notary Public

My Commission Expires: 5-17-2008

ASHLEY W. BLACKBURN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

Aspen Grove Title, Inc.
201 Seaboard Lane #100
Franklin, TN 37067