Davidson County DEEDWARR
Recvd: 03/02/05 16:22 2 pg
Fees:13.00 Taxes:299.70

20050302-0023219

WARRANTY DEED

JOSHUA R. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Richard A. Ball
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2005

Notary Public

MY COMMISSION EXPIRES: 7-30-06
(AFFIX SEAL)

Return To:
Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Ball (NAME)	NBank, N.A. (NAME)	MAP 043-05-0
809 Brooks Avenue (ADDRESS)	55 Merchant Street, Ste. 300 (ADDRESS)	PARCEL 055.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cincinnati, OH 45246 (CITY) (STATE) (ZIP)	

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, Claude N. Hutcherson and wife, Joyce D. Hutcherson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Ball and wife, Deloris A. Winsinger Ball

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 the northerly 76 feet of Lot No. 10, Block "A" on the Map of Crestview Estates, as of record in Book 843, page 81, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 76 feet on the westerly side of Brooks Avenue and runs back 155.4 feet on the northerly line and 155.7 feet more or less on the southerly line, to a dead line in the rear and measures 75 feet.

BEING the same property conveyed to Claude N. Hutcherson and wife, Joyce D. Hutcherson by Warranty Deed from Hubert D. Fentress , Unmarried of record in Book 4905, page 542, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 809 Brooks Avenue, Madison, TN 37115
(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 our hand s this 28th day of February, 2005

Claude N. Hutcherson
Claude N. Hutcherson

Joyce D. Hutcherson
Joyce D. Hutcherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude N. Hutcherson and wife, Joyce D. Hutcherson

the bargainor S, with whom I am personally acquainted or proved to me on 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 Goodlettsville, Tennessee, this 28th day of February 2005.

Commission expires _____

Notary Public

DANIEL L. CRAWFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public