Davidson County DEEDWARR
Recvd: 04/05/05 10:21 2 pgs
Fees:13.00 Taxes:1147.00

20050405-0036884

FROM: Mark W. Peters and wife, Leslie Trayte Peters

TO: Loney F. Hutchins and wife, P. Joan Hutchins

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Loney F. and P. Joan Hutchins	Loney F. and P. Joan Hutchins	
4307 Elkins Avenue	1165 Lake Marie Drive	Map 91-16
Nashville, Tennessee 37209	Callatin, TN 37066	Parcel 213

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Sumner

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2005.

Notary Public

My Commission Expires: 7-21-2008

VICKI GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark W. Peters and wife, Leslie Trayte Peters, hereinafter referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Loney F. Hutchins and wife, P. Joan Hutchins, hereinafter called "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. 208 and the easterly one-half of Lot No. 210 on the Plan of Charlotte Park Addition to West Nashville, as of record in Plat Book 57, page 103, Register?s Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark W. Peters and wife, Leslie Trayte Peters by deed from Susan C. Standbrook and husband, Fred Standbrook, of record in Book 10509, page 546 said Register's Office.

Said property is transferred subject to the following:

1. 2005 Metropolitan Government taxes, which have been prorated

This is improved property known as 4307 Elkins Avenue, Nashville, Tennessee 37209.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 this 31st day of March, 2005.

Mark W. Peters

Leslie Trayte Peters by Mark W. Peters, as Attorney-in-Fact

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 Mark W. Peters, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Mark W. Peters, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Leslie Trayte Peters, the bargainor, and acknowledged that he executed the same as the free act and deed of the said Leslie Trayte Peters, for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.