WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 45,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF AUGUST, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01001CP PARDUE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Travis K. Pardue		MAP:
Alvin Sperry Road	4619 Hessey Road	Parcel:110-0 138.00
Nashville, TN	Mt Juliet, TN 37122	

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

BILLY M. HUTCHISON, AND WIFE, JOYCE K. HUTCHISON

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

TRAVIS K. PARDUE, AND WIFE, KRISTEN M. PARDUE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as Alvin Sperry Road, Nashville, TN

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said 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 hand on the 18th day of August, 2005.

Billy M. Hutchison

Joyce K. Hutchison

Davidson County DEEDWARR
Recvd: 09/02/05 09:09 2 pgs
Fees:13.00 Taxes:166.50
20050902-0105425

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, BILLY M. HUTCHISON AND JOYCE K. HUTCHISON, 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 Lebanon, Tennessee , this 18th day of August, 2005.

Notary Public _____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND LYING AND BEING IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING TRACTS NO. 2 AND 3 ON A SURVEY MADE BY GARY R. CUMMINGS, DATED JUNE 21, 1968, AS FOLLOWS: TO WIT:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF ALVIN SPERRY ROAD, SAID POINT BEING 551.1 FEET AS MEASURED ALONG THE NORTHERLY MARGIN OF ALVIN SPERRY ROAD IN A SOUTHERLY DIRECTION FROM THE SOUTHEAST CORNER OF THE PROPERTY BELONGING TO LUTHER STIRL PYBURN AND WIFE, ETTA MAE PYBURN; THENCE NORTH 46 DEG. 32' WEST 799.5 FEET TO A POINT; THENCE NORTH 84 DEG. 52' WEST 243.0 FEET TO AN IRON PIN; THENCE SOUTH 5 DEG. 43' WEST 208.0 FEET TO A POINT; THENCE SOUTH 47 DEG. 28' EAST 808.5 FEET TO A POINT IN THE NORTHERLY MARGIN OF ALVIN SPERRY ROAD; THENCE IN A NORTHEAST DIRECTION ALONG THE NORTHERLY MARGIN OF ALVIN SPERRY ROAD, 300.0 FEET TO THE BEGINNING AND CONTAINING 6.0 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BILLY M. HUTCHISON AND WIFE, JOYCE K. HUTCHISON BY GENERAL WARRANTY DEED FROM KIRK E. ADAMS AND WIFE, JANNA K. ADAMS, RECORDED THE 12TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021212-0153597, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.