WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/06 09:50 2 pgs
Fees:13.00 Taxes:573.50

20060104-0000947

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of December, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/15/08 (AFFIX SEAL)

JEANNE FETTERSUN NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

My Commission Expires Jan 15, 2008

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Clifton B. Hutchings	Countrywide Home Loans	Map 87
138 Security Lane	1520 Memorial Blvd. Ste. 104	Group 1-O-A
Sacramento, CA 95828	Murfreesboro, TN 37129	Parcel 1-CO

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 of which is hereby acknowledged, we

Helen E. Hatfield and husband, Eric Hatfield

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Clifton B. Hutchings and wife, Carol J. Hutchings
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:

BEING Lot No. 1, on the Plan of Section 1A, Chesney Glen, of record in Book 9700, Page 288, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Helen E. Hatfield, a married woman, by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, of record in Instrument 20001206-0120288, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10278, Page 279; Book 10449, Page 215; Book 10449, Page 217; Book 10640, Page 944, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 288, said Register's Office; (3) All matters appearing in PUD Boundary of record in Plat Book 9700, Page 215, said Register's Office.

The said Eric Hatfield joins in this conveyance to convey any and all marital interest he may have in said property.

Power of Attorney of record in Instrument xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4200 Chesney Glen Dr., Hermitage, TN 37076

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 my hand this 16th day of December, 2005.

Helen C. Hatfield
Helen E. Hatfield

Eric Hatfield by Helen C. Hatfield Attorney in fact
Eric Hatfield

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 Helen E. Hatfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC 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, Helen E. Hatfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Eric Hatfield as his Attorney in Fact as the free act and deed of the within named Eric Hatfield.
Witness my hand and official seal at Nashville, Tennessee the 16th day of December, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.