Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Scott Gillard Hutchinson
1007 Bryan Street
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth
104 Continental Place, Suite 120
Brentwood, TN 37027

MAP **44-15**
GROUP
PARCEL **236.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steve Chaisson, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Scott Gillard Hutchinson, married**, hereinafter called the "GRANTEE", his 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. 105, Section D, Village of Old Hickory, as shown of plan recorded July 16, 1948 in Book 1424, page 65, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed .

Being the same property conveyed to Steve Chaisson, unmarried by deed from Maxine Dawkins and husband, James H. Dawkins and Scott Miller, unmarried of record in Instrument no. 20060104-0001123, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1007 Bryan Street, Old Hickory, Tennessee 37138.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Davidson County DEEDWARR
Recvd: 03/03/06 15:33 2 pgs
Fees:13.00 Taxes:419.95
20060303-0025218

WITNESS my hand this the **28th** day of **February, 2006.**

Steve Chaisson, by Vincent P. Merz, Jr., as attorney-in-fact

Steve Chaisson, by Vincent P. Merz, Jr., as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Vincent P. Merz, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney in fact for **Steve Chaisson**, the bargainor, and that as said attorney in fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Steve Chaisson** as his free act and deed.

WITNESS my hand and official seal this 28th day of February, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $113,500.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009