File No. 4381
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

Davidson County DEEDWARR
Recvd: 04/13/06 09:14 3 pgs
Fees:18.00 Taxes:258.63
20060413-0042344

ADDRESS NEW OWNER:
Jacob C. & Deborah J. Hutchison
2952 SWEETHOME RD
CHAPMANSBORO, TN. 37035

SEND TAX BILLS TO:
Same

MAP: 19-004
PARCEL: 175

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WARRANTY DEED

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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 are hereby acknowledged, we, **ANTHONY M. PUGH AND WIFE, TINA M. PUGH**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **JACOB C. HUTCHISON AND WIFE, DEBORAH J. HUTCHISON**, hereinafter called Grantees, their heirs and assigns, a certain tract of land or parcel of land located in **Davidson** County, Tennessee, described as follows:

> **BEING** a tract of land in the 1st Councelmanic District of Davidson County, Tennessee and a portion of that property conveyed to Noble C. Caudill, II in (DB 8114, PG 913 RODCT) TAODCT; more accurately described according to a survey by Island Survey and Engineering dated December 7, 1993;
>
> **BEGINNING** at an existing iron pin in the northerly margin of a 50' ingress & egress easement; said point being the most southwest corner of herein described tract and the most southeast corner of tract 19, thence now leaving said easement N 49 33' 03" W, 100.00' to an existing iron pin; thence N 09 04' 11" E, 618.58' to an existing iron pin; thence S 29 01' 20" E, 763.63' to an existing iron pin; thence S 55 38' 04" W 423.75' to an existing iron pin in the margin of said 50' easement; thence with a curve to the left (I=06 08' 00", R=380.89', L=40.44' & C=40.42') 40.42' to a point; thence N 40 26' 57" W, 327.78' to the point of beginning, **containing 5.1982 acres, more or less.**
>
> **BEING** the same property conveyed to Anthony M. Pugh and Tina M. Pugh, Husband and Wife, by deed from Ronald E. Waller and wife, Debora L. Waller, of record in Instrument No. 20050406-0037880, Register's Office for Davidson County, Tennessee.
>
> **THIS** conveyance is subject to any and all existing easements and restrictions as shown of record.
>
> **THIS** is the same description as on the previous deed.

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 hands this 12th day of April, 2006.

Anthony M. Pugh executes this instrument as Attorney in Fact for Tina M. Pugh under a Limited Power of Attorney of record in Instrument No. 20060413 0042343, Register's Office for Davidson County, Tennessee.

ANTHONY M. PUGH

TINA M. PUGH
by Anthony M. Pugh, Attorney-in-Fact

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANTHONY M. PUGH**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 12th day of April, 2006.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 01/26/2008

JAMES W. STINNETT, JR. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 12th day of April, 2006, before me personally appeared **ANTHONY M. PUGH,** to me known to be the person who executed the foregoing instrument on behalf of **TINA M. PUGH**, and acknowledged that he executed the same as the free act and deed of the said **TINA M. PUGH**.

Witness my hand and official seal at Ashland City, Tennessee, this 12th day of April, 2006.

JAMES W. STINNETT, JR. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 01/26/2008

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$69,900.00**.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2006.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 01/26/2008

JAMES W. STINNETT, JR. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.