Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/14/06 09:16 1 pgs
Fees:13.00 Taxes:407.00

20060614-0070504

WARRANTY DEED

Preparer's File #-06F0291

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00 .

Amanda Minor
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ____ DAY OF JUNE, 2006.

(Affix Seal) Notary Public

My Commission Expires: 7-2-08

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID:
Bradley S. Dickens	Bradley S. Dickens	098-01-0-108.00
5161 Roxborough Dr.	412 WF Rust Ct.	
Hermitage, TN 37076	Nashville, TN 37221	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ROBERT C. HUTCHISON AND WIFE, PATRICIA HUTCHISON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRADLEY S. DICKENS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot #77, on the Plan of the Resubdivision of Lots 74 through 84 on the Plan of Roxborough Subdivision, of record in Plat Book 5200, page 238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Hutchison and wife, Paula E. Hutchison of record in Book 7371, page 505, executed on 09-10-87 and recorded on 10-05-87 and further conveyed to Robert C. Hutchison by Quitclaim Deed from Paula E. Hutchison of record in Book 9135, page 787, Register's Office for Davidson County, Tennessee, dated 10-26-93 and recorded on 11-02-93.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **5161 Roxborough Dr., Hermitage, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 12 day of **June, 2006**:

Robert C. Hutchison

Patricia Hutchison

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT C. HUTCHISON AND WIFE, PATRICIA HUTCHISON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Niceville, Florida, this 12 day of June, 2006.

Heidi S. Ferguson
Notary Public

My Commission Expires: 01/01/2010

HEIDI S. FERGUSON
Comm# DD0407813
Expires 1/1/2010
Bonded thru (800)432-4254
Florida Notary Assn., Inc