Davidson County DEEDWARR
Recvd: 06/16/06 10:13 2 pgs
Fees:13.00 Taxes:558.70

20060616-0071847

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0719

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$151,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Stelluto 537 Wanda Drive Nashville, TN 37210	EQUIFIRST CORPORATION 500 FOREST PARK CIRCLE CHARLOTTE, NC 28273	Map 95-14 Parcel 77

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,

James H. Hall and wife, Jennifer Hutcherson Hall a/k/a Jenifer Hutcherson Hall

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jim Stelluto, unmarried

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF ELM HILL ACRES, SECTION 1, AS OF RECORD IN BOOK 2331, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT HARRIS HUTCHERSON AND WIFE, WALLENE TURNER HUTCHERSON, DATED FEBRUARY 23, 1961, AND OF RECORD IN BOOK 3182, PAGE 491, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ROBERT HARRIS HUTCHERSON HAVING SINCE DIED. PROPERTY THEN CONVEYED TO JENNIFER HUTCHERSON HALL AS TO A 7/10THS UNDIVIDED INTEREST, AS TENANT IN COMMON, BY QUITCLAIM DEEDS FROM WALLENE TURNER HUTCHERSON, UNMARRIED, RECORDED JUNE 3, 2004, OF RECORD IN INSTRUMENT NUMBERS 20040603-0065143, 20040603-0065145, 20040603-0065146, 20040603-0065149, 20040603-0065150, 20040603-0065151, AND 20040603-0065152, SAID REGISTER'S OFFICE, AND TO JAMES H. HALL AS TO A 3/10THS UNDIVIDED INTEREST, AS TENANT IN COMMON, BY QUITCLAIM DEEDS FROM WALLENE TURNER HUTCHERSON, UNMARRIED, RECORDED JUNE 3, 2004, OF RECORD IN INSTRUMENT NUMBERS 20040603-0065144, 20040603-0065147, AND 20040603-0065148, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 2442, Page 464, Register's Office for Davidson County, Tennessee.
5) Property is subject to any portion of the premises lying within the right-of-way of Wanda Drive.

This is improved property known as: 537 Wanda Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 7th day of June, 2006.

James H. Hall

Jennifer Hutcherson Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James H. Hall and wife, Jennifer Hutcherson Hall, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2006.

NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076