WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/06 13:54 2 pgs
Fees:13.00 Taxes:1017.50

20060619-0072888

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF June, 2006

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Nashville, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan A. Harris (NAME)	~~Same as New Owner~~ Same as New Owner (NAME)	MAP 104-6
110 Mt. Vernon Drive ~~500 32nd Avenue South~~ (ADDRESS)	~~520 Blakemore Ave~~ (ADDRESS)	PARCEL 305
Old Hickory, TN 37138 ~~Nashville, TN 37212~~ (CITY) (STATE) (ZIP)	~~Brentwood, TN 37027~~ (CITY) (STATE) (ZIP)	

FOR AND 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, Thomas Marion Hutchison, Jr. and Fred Johnson Hutchison and Carol Diane Baunach, Heirs at Law of Mary Turner Hutchison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan A. Harris

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. 9 of Block 2 on the Map of Fairfax Place, of record in Book 547, Pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 78.71 feet on the easterly side of Orient Circle and runs back 180 feet more or less on the southerly line and 198.34 feet on the northerly line, along the southerly margin of Blakemore Avenue, to the westerly line of Lot No. 8, and measures 79.19 feet more or less thereon.

Being the same property conveyed to Thomas Marion Hutchison and wife, Mary Turner Hutchison by Deed dated August 15, 1962 from Winchester F. Castle and wife, Elma T. Castle of record in Book 3429, Page 412, Register's Office for Davidson County, Tennessee. The said Thomas Marion Hutchison having since died on Jan. 13, 2005 and the said Mary Turner Hutchison having since died on Oct. 8, 2005 leaving a last will and testament which will not be admitted to Probate. The Grantors herein are the only heirs at law of the said Mary Turner Hutchison.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF FAIRFAX PLACE OF RECORD IN BOOK 547, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREIN.

unimproved ( )
This is improved (X) property, known as 500 32nd Avenue South, Nashville, TN 37212
(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 16th day of June, 2006

Thomas Marion Hutchison, Jr.

Carol Diane Baunach

Fred Johnson Hutchison

Fred Johnson Hutchison

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 Thomas Marion Hutchison, Jr. and Fred Johnson Hutchison and Carol Diane Baunach

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 16th day of June, 2006.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public