Davidson County DEEDWARR
Recvd: 07/06/06 14:08 2 pgs
Fees:13.00 Taxes:444.00
20060706-0081119

WARRANTY DEED

Preparer's File #-06F0352

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 .

Amanda Minor
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2006.

(Affix Seal) Notary Public

My Commission Expires: 7-29-06

AMY PEARSON 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 Dickens and Jason Minor	Capital Bank & Trust	098-020
5186 Roxborough Dr.	205 Powell Place #103	034.00
Hermitage, TN 37076	Brentwood, TN 37027-7525	

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 DICKENS AND JASON MINOR, 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:

Being Lot No. 71, on the Plan of Roxborough Subdivision, of record in Plat Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 71 fronts 89.77 feet across the southerly margin of Roxborough Drive and extends back 242.01 feet on the westerly line and 122.0 feet on the easterly line to a dead line in the rear measuring 156.30 feet thereon.

Being the same property conveyed to Robert C. Hutchison by Quitclaim Deed from Paula E. Hutchison of record in Book 9135, page 789, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **5186 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 **30th** day of **June, 2006**:

Robert C. Hutchison

Patricia Hutchison

KIM M. WILLIAMS
MY COMMISSION # DD 281026
EXPIRES: February 18, 2008
Bonded Thru Notary Public Underwriters

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT C. 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 Eglin AFB, FL, this 30th day of June, 2006.

Kim M Williams
Notary Public

KIM M. WILLIAMS
MY COMMISSION # DD 281026
EXPIRES: February 18, 2008
Bonded Thru Notary Public Underwriters

My Commission Expires: Feb 18, 2008

Personally appeared before me, Patricia [illegible], who proved to me on the basis of satisfactory evidence (Drivers License + military ID).

Kim M Williams

KIM M. WILLIAMS
MY COMMISSION # DD 281026
EXPIRES: February 18, 2008
Bonded Thru Notary Public Underwriters