Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/02/06 10:09 2 pgs
Fees:13.00 Taxes:512.45

20060802-0093800

06-0606-72343

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $138,500.00

Affiant

Subscribed and sworn to before me, this 2 day of July, 2006.

Notary Public
My commission expires: 02/24/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Clifton B. Hutchings	AMTEC FUNDING GROUP	53-06-0-A-116
1940 Waterford Drive	12453 Bel Red Road, #250	
Old Hickory TN 37138	Bellevue, WA 98005	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James M. Hooper and wife, Laura A. Hooper, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Clifton B. Hutchings and Carol J. Hutchings, hereinafter called the Grantees, their successors 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. 116, on the Plan of Phase 3, Waterford, of record in Book 7900, Page 707, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Hooper and wife, Laura A. Hooper by deed from Larry Powell, unmarried, dated October 28, 1994, of record in Book 9509, Page 255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1940 Waterford Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 3 day of July, 2006.

James M. Hooper

Laura A. Hooper

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James M. Hooper and Laura A. Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 3 day of July, 2006.

Kathleen Tomlinson
Davidson



My Commission expires 02/24/08