Davidson County DEEDWARR
Recvd: 12/06/06 14:08 3 pgs
Fees:18.00 Taxes:462.50
20061206-0150925

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Gary E. Hutton, etux
3007 Nottingham Circle
Mt. Juliet, Tennessee 37122

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **44-15-0**
GROUP
PARCEL **414**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael W. Peek and wife, Tara E. Peek** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Gary E. Hutton and wife, Connie Hutton**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the North Half of Lot No. 190A, on the plat of the Resubdivision of Lot No. 189 A, Section "A", Village of Old Hickory, of record in Plat Book 20060504-0052201, and amended in the First Revision of the Resubdivision of Lot No. 189A, Section "A" Village of Old Hickory, as of record in Instrument No.20061116-0142353, Register's Office for said County.
>
> Being the same property conveyed to Michael W. Peek and wife, Tara E. Peek by deed from Randy L. Moser and wife, Lisa D. Moser dated November 25, 2003, of record in Instrument No. 200312030173557, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot # 190-A, Section A, Village Old Hickory, Old Hickory, Tennessee 378138.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations that may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2006, a lien now due and payable. Map 44-15-0, Parcel 414 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2006 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants of record in Instrument No. 20061206 0150924 Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20061116-0142353, Register's Office for Davidson County, Tennessee. The mortgage policy to be issued in connection with this Commitment shall provide that the said minimum building setback line has not been violated, and that violation will not result in reversion or forfeiture of title. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantors does covenants with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hands this the 3rd day of November, 2006.

Michael W. Peek

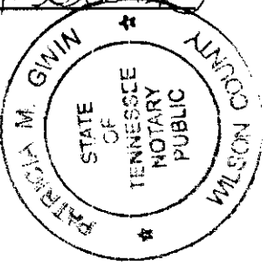
Tara E Peek

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael W. Peek and wife, Tara E. Peek**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of November, 2006.

Patricia M. Gwin
NOTARY PUBLIC



My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of November, 2006.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

