Return To:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

RECORD AND ~~RETURN TO~~:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN03848

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$117,500.00~~ EXEMPT Carol A. Clawson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of ~~DECEMBER~~, 2006
Notary Public
MY COMMISSION EXPIRES: 12/09/07

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID SANFORD **212 DEER POINTE** **NASHVILLE, TN 37209**	NEW OWNER	**114-14-OA-065.00**

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 D. HUTTON and wife, DAWN E. HUTTON

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

DAVID SANFORD AND JESSICA NELSON,CO-TRUSTEES OF THE DSJN REVOCABLE LIVING TRUST AGREEMENT, DATED DECEMBER 20, 2006

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, State of Tennessee, described as follows, to-wit:

Being Lot No. 65, on the plan of Section 1, Woodland Forest, a Planned Unit Development, of record in Plat Book 6900, Pages 534-536, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James D. Hutton and wife, Dawn E. Hutton, by Warranty Deed from Yon H. Burton, unmarried, dated January 30, 1996 and recorded February 15, 1996 in Book 9949, page 182, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **212 DEER POINTE, NASHVILLE, TN 37209**
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 hands this 20th day of DECEMBER , 2006.

JAMES D. HUTTON

DAWN E. HUTTON

Davidson County DEEDWARR
Recvd: 12/29/06 14:11 2 pgs
Fees:12.00 Taxes:0.00
20061229-0160945

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES D. HUTTON and wife, DAWN E. HUTTON the bargainor(s) with whom I am personally acquainted or 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 and official seal at Brentwood, Tennessee, this 20th day of DECEMBER , 2006.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

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 _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public