WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/07 10:20 2 pgs
Fees:13.00 Taxes:721.50
20070327-0036440

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 2007

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie Hutto (NAME)	~~NEW OWNER~~ CITIZENS NATIONAL BANK (NAME)	MAP 126-16A
6888 Bridgewater Drive (ADDRESS)	P.O. Box 1009 (ADDRESS)	PARCEL 175CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	HENDERSON, TX 75653 (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, James M. Dodson and wife, Mary A. Dodson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlie Hutto and wife, Amy Hutto

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:

Being Lot No. 132 on the Plan of Final Plat Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2, of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James M. Dodson and wife, Mary A. Dodson by deed from Corinthian Custom Homes, Inc. of record in Instrument No. 20030523-0070729, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument No. 20021022-0129510, said Register's Office.

Subject to restrictions of record in Instrument No 20011105-0121083 and amended in 20020424-0050565, said Register's Office.

Subject to Charter of Homeowner's Association of record in Instrument No. 20020425-0051371; deed conveying open space to Homeowner's Association of record in Instrument No. 20020424-0050565; Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 6888 Bridgewater Drive, Nashville, TN 37221
(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 23rd day of March, 2007

James M. Dodson by Michael Worsham Attorney in Fact
James M. Dodson By Michael Worsham by Power of Attorney of record in Instrument No. RODC, TN

Mary A. Dodson by Michael Worsham Attorney in Fact
Mary A. Dodson By Michael Worsham by Power of Attorney of record in Register's Office for Davidson County, TN

Instrument No. 20070327-0036438 &
20070327-0036439

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 23, 2007 before me personally appeared Michael Worsham to me known to be the person who executed the foregoing instrument in behalf of James M. Dodson and Mary A. Dodson and acknowledged that he executed same as the free act and deed of said James M. Dodson and Mary A. Dodson for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2007.

My Commission Expires:

1/24/09

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Legal Description Continuation

Taxes for the year 2007 are prorated and assumed by the Grantees herein.

The legal description is the same as the previous deed of record.