PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(db) Title No: 48566
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/29/07 13:18 2 pgs
Fees:13.00 Taxes:887.63
20070529-0063438

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas W. Alderson Karli J. Alderson 917 Willow Oak Court Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 156010C04800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$239,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles T. Hutchins, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas W. Alderson and spouse, Karli J. Alderson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of East Colony at Riverbend of record in Book 7900, Page 733 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Charles T. Hutchins, married, by deed dated 12/5/2002 from Katherine E. Karrick, unmarried n/k/a Katherine Karrick Garland and husband, Ronald C. Garland of record in Document No. 20021211-0152894 Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Document No. 20060329-0035789, said Register's Office, Rebecca S. Hutchins conveyed her interest in subject property to Charles T. Hutchins.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900 Page 733, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description thereof; Covenants, Conditions and Restrictions of record in Book 7199, Page 119 as amended in Book 9792, Page 20, said Register's Office.

This is improved property, known as: 917 Willow Oak Court, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2007.

Charles T. Hutchins

State of Tennessee

County of Davidson

On this 25th day of May, 2007, before me the undersigned authority, personally appeared Charles T. Hutchins, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of Tennessee

County of Davison

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $239,900.00.

Affiant

Sworn and subscribed before me this the 25th day of May, 2007.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public