PREPARED BY (AND RETURN TO):

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W & I Ref:(gj) Title No: 48766
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/29/07 09:57 2 pgs
Fees:13.00 Taxes:1415.25
20070629-0077711

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sylvia I. Gografe Robert K. Gografe 4629 Mountainview Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 145-2-58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$382,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia Ann Hutcherson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sylvia I. Gografe and spouse, Robert K. Gografe** 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 the southerly one-half of Lot No. 25 on the Plan of Zone Lot Division Lot 25 Tyne Crest of record in Book 5210, Page 133, said Register's Office. Amended by Surveyor's Certificate of Correction of record in Book 5429, Page 404, Register's Office for said County and further amended in Book 5800, Page 179.

Said southerly one-half of said Lot No. 25 fronts 60 feet on the westerly margin of Mountainview Drive and extends back between lines measuring 436.88 feet on the southerly line, 443.21 feet on the northerly line to a line in the rear measuring 122.97 feet thereon.

Being the same property conveyed to Preston Cathey and Wife, Patricia Ann Cathey, by deed from Downey Construction Company of record in Book 6039, Page 358, Register's Office for Davidson County, Tennessee. Preston Cathey has since died, thereby leaving Patricia Ann Cathey as surviving tenant. The said Patricia Ann Cathey subsequently married George Hutcherson. The said George Hutcherson has since died.

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 Plat Book 5210 Page 133, amended in Book 5429, Page 404 and further amended in Book 5800, Page 179, said Register's Office, which Plan shows a 30 foot minimum building setback line from Mountainview Drive and a 10 foot easement for water and gas line purposes along the easterly portion of the northerly line of said lot; a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; a 20 foot easement for public utility and drainage purposes together with an 8 inch sewer line lying therein, across the center portion of said lot.

This is improved property, known as: 4629 Mountainview, Nashville, Tennessee 37215

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 27th day of June, 2007.

Patricia Ann Hutcherson

State of TENNESSEE
County of DAVIDSON

On this 27th day of June, 2007 , before me the undersigned authority, personally appeared Patricia Ann Hutcherson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $382,500.00

Affiant

Sworn and subscribed before me this the 27th day of June, 2007

My Commission Expires: My Commission Expires May 2, 2011

Notary Public