WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/08 09:45 2 pgs
Fees:13.00 Taxes:592.00
20080225-0017873

PATTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY, TN

STATE OF Tennessee
COUNTY OF Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2008.

Notary Public

MY COMMISSION EXPIRES: 8-7-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 6131 Shallowford Rd., Ste. 102
Chattanooga, Tennessee 37421

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Cutler	Edward Cutler	161110A10600CO
(NAME)	(NAME)	
483 Huntington Ridge Dr.	483 Huntington Ridge Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No. 080801.S

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Donald E. Cutler**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Edward Cutler**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BING Lot No. 106 of Huntington Ridge Townhouse Subdivision, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING all of the same property conveyed to Donald E. Cutler by Warranty Deed from Bank One, National Association, as Trustee, dated December 30, 2002 and filed of record in Book 20030122000867?, Register's Office for Davidson County, Tennessee.

This is unimproved X property, known as 483 Huntington Ridge Dr., Nashville, TN 37211
(unimproved) (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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of February, 2008.

Donald E. Cutler

STATE OF Florida

COUNTY OF St. Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Donald E. Cutler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Donald E. Cutler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of February 2008.

Commission expires: 9-2-2010

JAMES J. JOHNSTONE, III
MY COMMISSION # DD 575657
EXPIRES: September 2, 2010
Bonded Thru Budget Notary Services

Notary Public

James J Johnstone III