WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/08 11:15 2 pgs
Fees:13.00 Taxes:388.50

20080311-0024442

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2008

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Geralyn D. Hutchinson	CTX Mortgage Co.	Parcel ID:
1323 Hickory Park Court W.	3100 McKinnon	16216010100
Antioch, TN 37013	Dallas, TX 75201	

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

Robert P. Siegel and wife, Donna L. Siegel

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Geralyn D. Hutchinson, a married person

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. 42B, Zone Lot Division, Lots Nos. 41 through 47, Hickory Park Villas, Section Three, of record in Book 6250, Page 591, amending Book 5200, Page 604, 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 Robert P. Siegel and wife, Donna L. Siegel by deed from Maxie Patton, Trustee, of record in Book 6855, Page 712, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6815, Page 800, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Page 591, amending Book 5200, Page 604, said Register's Office.

The signature of Donna L. Siegel is signed by her duly appointed Attorney-in-Fact, Robert P. Siegel, pursuant to the Power of Attorney of record in Instrument 20080311-0024441, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1323 Hickory Park Court W., Antioch, TN 37013

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 7th day of March, 2008.

Robert P. Siegel

Donna L. Siegel by Robert P. Siegel Attorney in Fact
By: Robert P. Siegel, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 2008.

My Commission Expires: 3/7/11

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Robert P. Siegel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Donna L. Siegel as her Attorney in Fact as the free act and deed of the within named Donna L. Siegel.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 2008.

My Commission Expires: 3/7/11

Notary Public