The actual consideration or value whichever is greater for this transfer is $300,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 07/25/08 13:47 4 pg
Fees:23.00 Taxes:1110.00

20080725-0076434

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Sworn to and subscribed before me this 1st day of July 2008.

NOTARY PUBLIC
My Commission Expires: 3/20/10

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by Little, House & Griffith 750 Old Hickory Boulevard Suite 150, Building Two Brentwood, Tennessee 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:SAME**	**MAP/PARCEL NUMBER:**
Michael Reed Hutton **4417 Prescott Road** **Nashville, TN 37204**		**132-15/37.00**

THIS INDENTURE, made this 1st day of July, 2008, between MARGARET ANN HUTTON as the surviving tenant by the entirety after the death of her spouse Ralph E. Hutton, Sr., of Davidson County, Tennessee ("Grantor") and MICHAEL REED HUTTON of Davidson County, Tennessee("Grantee").

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Grantor, by these presents does hereby remise, release and forever transfer unto Grantee, all her right, title and interest in and to the real estate located

in Davidson County, Tennessee, described on Exhibit A attached hereto. It being the intention of Grantor that this conveyance shall vest in Grantee an undivided interest in fee simple in Grantee in the real property described herein.

Grantor covenants that she is lawfully seized and possessed of the real property described herein and that she has a good and perfect right to sell and convey the same, and that the same is free, clear and unencumbered.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

GRANTOR

POA

MARGARET ANN HUTTON
By: Ralph Edward Hutton, Jr., Power of Attorney

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 RALPH EDWARD HUTTON, JR. acting as power of attorney for MARGARET ANN HUTTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 1st day of July, 2008.

NOTARY PUBLIC
My Commission Expires: 3/20/10

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Southmeade, Section III, as of record in Book 2900, Page 92, Register's Office for said County. Said Lot No. 87 fronts 158.81 feet on the west side of Prescott Road and runs back 308 feet on the north line and 304.6 feet on the south line, to a dead line in the rear on which it measures 124.7 feet.

Being the same property conveyed to Ralph E. Hutton and wife, Margaret Ann Hutton, by deed dated February 28, 1961, from N.C. Dunn and wife, Ruth B. Dunn, of record in Book 3183, Page 383, said Register's Office. Such property vested 100% to Margaret Ann Hutton on October 25, 2007 when Ralph E. Hutton deceased.