This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh W. Entrekin, esq.
7123 Crossroads Blvd.
Suite A
Brentwood, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/17/08 11:30 2 pg
Fees:13.00 Taxes:453.25
20080917-0095018

STATE OF TENNESSEE
COUNTY O WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 122,500.00

Affiant

Subscribed and sworn to before me, this 11th day of SEPTEMBER, 2008.

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public

My Commission Expires: 1-30-10

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Gary E. Hutton 805 Riverside Road Old Hickory, TN 37138	SAME	044-15-0-418.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LMM Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary E. Hutton and wife, Connie Hutton**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 194A on the Plan of Village of Old Hickory, Section "A", as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 194A fronts 104.7 feet on the Riverside Road and contains 0.46 acre, more or less.

INCLUDED in the above description but EXCLUDED therefrom is a portion of said property conveyed to the United States of America, by Deed of record in Book 2153, Page 387, said Register's Office, containing 0.14 acre, more or less, to which Deed reference is hereby made for a more complete description of said property.

Being the same property conveyed to LMM Properties, a Tennessee general partnership composed of Donald R. Swartz and Terry Keller Swartz by Quitclaim Deed from SSS Properties, a Tennessee general partnership composed of Donald R . Swartz and Terry Keller Swartz, of record in Instrument No.20040825-0102924; prior conveyance to SSS Properties, a Tennessee general partnership by Warranty Deed dated June 3, 2002, from Emery P. Skelley, Jr., unmarried, of record in Instrument No.20020613-0071915, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2008 County Taxes a lien, not yet due and payable.
2. Subject to all matters of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
3. Subject to Utility Easement of record in Instrument No.20030709-0094703, Register's Office for Davidson County, Tennessee.
4. Subject to the flow of the Cumberland River.

This is improved property known as: 904 Riverside Road Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 11th day of SEPTEMBER, 2008.

By: _____

Donald R. Swartz, General Partner for

LMM Properties, a Tennessee General Partnership

By: _____

Terry Keller-Swartz, General Partner for

LMM Properties, a Tennessee General Partnership

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, LINDA J. OTT, a Notary Public in and for said County and State, the within named Donald R. Swartz and wife, Terry Keller-Swartz, General Partners for LMM Properties, the bargainors, 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 Brentwood, Tennessee, on this 11th day of SEPTEMBER, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY