STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

X Julie Rae Hutchison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 2008.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G8-6725D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/05/09 11:10 2 pgs
Fees:13.00 Taxes:699.30
20090105-0000653

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terry Lynn Hutchison, a married man (NAME)	Regions Bank d/b/a Regions Mortgage (NAME)	17-171
5941 Lickton Pike (STREET ADDRESS	2050 Parkway Office Circle (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Lewis Toth and Frances Toth, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry Lynn Hutchison, a married man,** 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:

A tract of Land in the 10th, formerly 20th Civil District of Davidson County, Tennessee, .

Beginning at an iron pin 25 feet East of the center of Lickton Pike (Old Walkers Creek Road), being the Northwest corner of John T. Bates property, running parallel to Lickton Pike (Old Walkers Road), North 43 degrees 15 minutes West for 160.00 feet to an iron pin; thence South 52 degrees 45 minutes West, for 133.00 feet to an iron pin; thence South 43 degrees 15 minutes South for 100.00 feet; thence North 52 degrees 45 minutes East for 133.00 feet to the point of beginning.

BEING the same property conveyed to Lewis Toth and Frances Toth, husband and wife from The Estate of Ewing W. Pulley, Sr., by Deed dated June 29, 2004, as Instrument No. 200407070080773, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5941 Lickton Pike, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 26th day of December, 2008.

Lewis Toth

December 26, 2008
Date

Frances Toth

December 26, 2008
Date

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 Lewis Toth and Frances Toth, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of December, 2008.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MILLER
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of December, 2008.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066