WARRANTY DEED

ZANA C. PETTY
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 $ 492,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2009

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

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:
Christopher D. Claudel	SunTrust Mortgage, Inc.	Parcel ID:
805 Riverside Road	401 Commerce St., Ste 6100	#04415041400
Old Hickory, TN 37138	Nashville, TN 37219	

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

Gary E. Hutton and wife, Connie Hutton

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

Christopher D. Claudel, unmarried

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 the North Half of Lot 190A on the Plan of First Revision of the Resubdivision of Lot 189A, Section "A", Village of Old Hickory, of record in Instrument 20061116-0142353, 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 Gary E. Hutton and wife, Connie Hutton by deed from Michael W. Peek and wife, Tara E. Peek, of record in Instrument 20061206-0150925, said Register's Office.

This conveyance is subject to Restrictions of record in Instrument 20061206-0150924, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20061116-0142353, said Register's Office; (3) Easements for rights of way shown in Book 626, Page 556; Book 576, Page 664; Book 735, Page 417, said Register's Office; (4) Telephone Line Easement of record in Book 662, Page 743, 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 805 Riverside Road, Old Hickory, TN 37138

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 6th day of May, 2009.

Gary E. Hutton

Connie Hutton

BILL GARRETT, Davidson County
Trans:T20090031043 DEEDWARR
Recvd: 05/11/09 11:15 2 pgs
Fees:13.00 Taxes:1820.40

20090511-0043042

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 Gary E. Hutton and wife, Connie Hutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of May, 2009.

My Commission Expires: 11-22-10

Notary Public

