22154-8

Return To: John T. Cook, P.C.
Box 14A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans: T20090074428 DEEDWARR
Recvd: 11/02/09 12:21 2 pgs
Fees: 13.00 Taxes: 839.90

20091102-0100919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-8-12

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine J. Dundon	SunTrust Mortgage, Inc.	MAP 92-13
322 33rd Ave. North	P.O. Box 79041	PARCEL 195
Nashville, TN 37209	Baltimore, MD 21279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jacquelyn H. Hutcheson, married, and John Hutcheson and wife, Jami Hutcheson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine J. Dundon, a single woman,** as to a 70% undivided interest, and Mary C. Dundon, a single woman, as to an undivided 30% interest, as Joint Tenants** 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:

Land in Davidson County, Tennesee, being Lot No. 69 on the Plan of Hortense Place of record in Book 161 page 167, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jacquelyn H. Hutcheson, unmarried, and John A. Hutcheson and wife Jamie Hutcheson by deed from Rochford Construction Company, of record in Instrument No. 20050711-0079964 ~~007966~~, Registers Office for Davidson County, Tennessee, dated June 30, 2005. Jacquelyn H. Hutcheson having since married, and her spouse Charles Wetstone Chandler, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

**with Right of Survivorship

This is () UNIMPROVED

(X) IMPROVED property known as **322 33rd Ave. North, Nashville, TN 37209.**

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 my hand(x) this the 29th day of October, 2009.

Jacquelyn H. Hutcheson

John A. Hutcheson

Charles Wetstone Chandler

Jami Hutcheson

~~XXXX~~ Jami

STATE OF TENNESSEE
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacquelyn H. Hutcheson and spouse Charles Wetstone Chandler,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of October, 2009.

My Commission expires _____

STATE OF MISSISSIPPI
SUSAN RENEE KEHTEL
ID No. 21041
NOTARY PUBLIC
Comm. Expires Sept. 14, 2012
MADISON COUNTY

Susan Renee Kehtel
Notary Public

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John A. Hutcheson and spouse Jamie Hutcheson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

*Jami

Witness my hand and official seal this the 24th day of October, 2009.

My Commission expires ~~MY COMMISSION EXPIRES:~~ March 20, 2010

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public