THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
131 Maple Row Blvd. E-501
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Lynn D. Hutson 1310 Overston Street Old Hickory, TN 37138	New Owner	05303021700

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,

Cynthia C. Brainerd and husband, Jerome James Brainerd, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynn D. Hutson and husband, David H. Hutson

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, Tennessee, being Lot Number 160, on the Plan of the Village of Old Hickory, Section "B", of record July 16, 1948 in Plat Book 1424, Page 67, Register's Office for said County, located on the northwest corner of the intersection of Overton and Fourteenth Streets, containing 0.12 acres, more or less; to which plan reference is hereby made for a more complete description.

Subject to and/or one (1) permanent easement 5 feet wide for utilities and one (1) special easement 5 feet wide for electric and/or telephone cable, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Cynthia R. Covan, unmarried by Deed of record in Book 9440, Page 827 and thence conveyed to Cynthia C. Brainerd and husband, Jerome James Brainerd, Jr. by Quitclaim Deed of record in Instrument No. 20061006-0124490, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20100054634 DEEDWARR
Recvd: 09/01/10 10:16 2 pgs
Fees:13.00 Taxes:518.00
20100901-0069422

This is improved property known as: 1310 Overston Street 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 30th day of August, 2010

Cynthia C. Brainerd
Cynthia C. Brainerd

Jerome James Brainerd, Jr.
Jerome James Brainerd, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Cynthia C. Brainerd and husband, Jerome James Brainerd, Jr.

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument fo
the purposes therein contained.

Witness my hand, at office the 30th day of August, 2010

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMMER COUNTY, TN

K. J. Losh
Notary Public

My Commission expires: July 18, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of August, 2010

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMMER COUNTY, TN

K. J. Losh
Notary Public

My Commission Expires: July 18, 2011