BILL GARRETT, Davidson County
Trans:T20110052059 DEEDWARR
Recvd: 08/23/11 16:21 3 pgs
Fees:18.00 Taxes:207.20

20110823-0065327

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2011.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Lawrence Dean Hutchison, Jr. 213 West Cedar Street Goodlettsville, TN 37072	Lawrence Dean Hutchison, Jr. 213 West Cedar Street Goodlettsville, TN 37072	025-04-0-018.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

PLEAS POTTS, JR. AND EDNA ANDREWS

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

LAWRENCE DEAN HUTCHISON, JR.

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Lot Number 18 being described as follows:

Beginning at an iron pin in the Northerly margin of Cedar Street; thence, with the margin of said street around a curve having a radius of 675.03 feet, a distance of 102.00 feet to an iron pin; thence, North 6 degrees 08 minutes 39 seconds West 135.18 feet to an iron pin; thence, North 87 degrees 48 minutes 15 seconds East 55.84 feet to an iron pin; thence, South 22 degrees 06 minutes 5 seconds East 159.37 feet to the point of beginning.

Being the same property conveyed to PLEAS POTTS, JR., MARRIED AND EDNA ANDREWS, SINGLE, by deed from U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006KS5, of record as Instrument No. 20100826-0067468, dated August 23, 2010, said Register's Office.

This improved property is known as 213 West Cedar Street, Goodlettsville, TN.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 17th day of August, 2011.

Pleas Potts, Jr.

Pleas Potts Jr.

Edna Andrews

Edna Andrews

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Pleas Potts, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of August, 2011.

Brandy K. Gomaz

Notary Public

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

My commission expires:

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Edna Andrews**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of August, 2011.

Notary Public

My commission expires: 1-7-2013

