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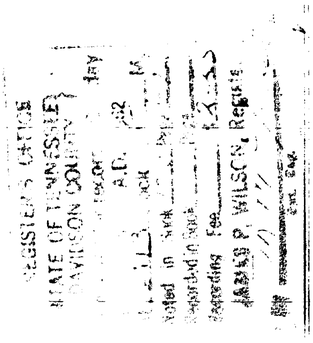
WARRANTY DEED

FROM

James H. Coss, et ux

TO

Douglas E.Hutchison, et ux



Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

For and in Consideration of the sum of ten and no/100----------

----------($10.00)--------*DOLLARS*

cash in hand paid by Douglas E. Hutchison and wife, Jo Anne Hutchison, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration Douglas E. Hutchison and wife, Jo Anne Hutchison have assumed and agreed to pay the unpaid balance of $10,101.78 of a note in the original amount of $11,250.00, with interest at the rate set forth in said note, said principal and interest being payable in monthly installments of $96.22 each, and said note is secured by a deed of trust of record in book 3146, page 227, Register's Office for Davidson County, Tennessee.

James H. Coss and wife, Sherry Coss

have bargained and sold, and by these presents do transfer and convey unto the said Douglas E. Hutchison and wife, Jo Anne Hutchison, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

being lot No. 8 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County.
Said lot No. 8 fronts 75 feet on the north side of Fremont Avenue and runs back between parallel lines 175 feet to a dead line.
being the same real property conveyed to James H. Coss, by deed from Ruben Rogers Richey and wife, dated June 1, 1961, filed June 5, 1961, and recorded in book 3226, page 541, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 40-foot building set back line from Fremont Avenue and conditions of owners certificate, as shown on plan of record in book 1424, page 39, said Register's Office, and restrictive covenants contained in an instrument of record in book 1256, page 354, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas E. Hutchison and wife, Jo Anne Hutchison

their ***heirs and assigns, forever.***

And we *do covenant with the said* Douglas E. Hutchison and wife, Jo Anne Hutchison *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 a deed of trust as herein set out.

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