WARRANTY DEED

BOOK 3789 PAGE 879

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eleven Thousand, and No/100 - ($11,000.00) - - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Pauline B. Lynch, the receipt of which is hereby acknowledged,

I, James W. Hutton, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Pauline B. Lynch for her sole and separate estate free from the debts and contracts of her present or any future husband, with full power to sell, mortgage or convey as though she were a feme sole, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the easterly 15 feet of Lot No. 494, all of Lot No. 495, and the westerly 25 feet of Lot No. 496, on the map of the Richland Realty Company's Division "C", as of record in book 421, page 31, Register's Office for said County.
Said Lot No. 495, and parts of Lots Nos. 494 and 496 front together 100 feet on the northerly side of Westbrook Avenue, and run back between parallel lines 212 feet on the easterly line and 204½ feet on the westerly line to an alley, and show 100 feet on said alley.
Being the same real property conveyed to Fred Fuller Hutton by deed from Willis T. Allman and wife, of record in book 1467, page 497, Register's Office for said County, the said Fred Fuller Hutton having since died leaving James W. Hutton as his only heir-at-law.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Pauline B. Lynch, her *heirs and assigns, forever.*

And I *do covenant with the said* Pauline B. Lynch, *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 taxes for the year 1964, which are prorated and assumed by purchaser.

And I, James W. Hutton, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Pauline B. Lynch, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 8th *day of* July, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James W. Hutton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Pauline W. Galiher, a Notary Public in and for said County and State, James W. Hutton

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 19 64

Pauline W. Galiher Notary Public

Commission expires April 26th 1966.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....Notary Public

Commission expires .....

STATE TAX $ 1.65
PROBATE 50
TOTAL $ 1.90

JUL 14 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

FILED JUL 14 1964

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

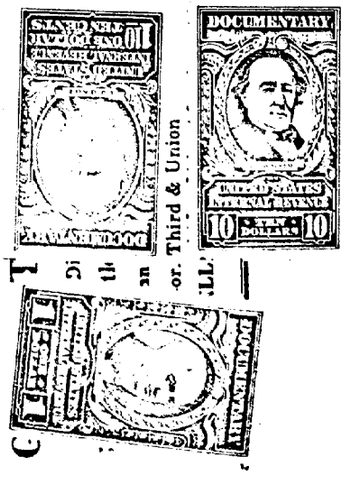
JUL 14 9 22 AM '64

NOTE: BOOK 10 9 PAGE 492
RECORDING FEE $ 2.00

DEP. REG. .....

4 1 5 8 6

Compliments of
T. [illegible] Title Insurance Co.
[illegible] Third & Union



WARRANTY DEED

FROM
James W. Hutton, unmarried

TO
Pauline B. Lynch

Item 179328