This instrument prepared by Harris A. Gilbert, Atty., 1310 Nashville Bank & Trust Bldg.

Mail tax Statement to
The Prudential Insurance
company of America
PO Box 2202
Jacksonville 3, Florida

Owner: Rex Hutson
316 Melvin Jones Drive
Nashville, Tenn.
Map 135-05
Par 55
2 Dns

BOOK 3989 PAGE 570

WARRANTY DEED

For and in Consideration of the sum of FOURTEEN THOUSAND, FIVE-HUNDRED-NINE and 55/100 ($14,509.55) ---------- *DOLLARS*

paid to us, Edward Kyle and wife, Marie C. Kyle, by Rex Hutson and wife, Verla Hutson, of which $1,026.70 has been paid in cash, and the remainder of said consideration of $13,482.85 represents the principal balance of a certain note executed by us to Prudential Life Insurance Company, dated July 31, 1963, and which is secured by a deed of trust executed by Edward Kyle and wife, Marie C. Kyle, to R. Bruce Robinson, Jr., Trustee, recorded in Book 3624, page 223, Register's Office for Davidson County, Tennessee, to secure the payment of said note $14,000.00, payable as therein specified, which note and the duties specified in said deed of trust are expressly assumed herein by the said Rex Hutson and wife, Verla Hutson, we, Edward Kyle and wife, Marie C. Kyle.

have bargained and sold, and by these presents do transfer and convey unto the said Rex Hutson and wife, Verla Hutson *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. 61 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County, Said Lot No. 61 fronts 294.21 feet on the easterly side of Melvin Jones Drive and extends back 228.75 feet on the northerly line and 162.3 feet on the southerly line to a dead line, which is a broken line, measuring 409.28 feet thereon.
Being the same real property conveyed to Edward Kyle and wife, Marie C. Kyle, by deed from Manuel Construction Company, Inc., of record in Book 3611, page 337, said Register's Office."

* 1. General Services District taxes for 1966 (Parcel No. 2D-7500) books not ready.

2. Deed of trust executed by Edward Kyle and wife, Marie C. Kyle, to R. Bruce Robertson, Jr., Trustee, dated July 31, 1963, filed August 5, 1963, and recorded in book 3624, page 223, R.O.D.C., Tennessee, to secure the payment of a note for $14,000.00, payable as therein specified.

3. Ten-foot easement for public utilities and drainage, anchor easements, 75-foot building setback line from Melvin Jones Drive, and conditions of owners certificate, as shown on plan of record in book 3300, pages 64 and 65, R.O.D.C., Tennessee.

4. Restrictive covenants contained in an instrument executed by MEG Co., dated June 6, 1962, filed June 11, 1962, and recorded in book 3400, page 120, as amended by instrument dated September 29, 1962, filed October 2, 1962, and recorded in book 3436, page 43, Register's Office for Davidson County, Tennessee, a copy of which is hereto attached.

5. Any discrepancies, conflicts, encroachments or shortages in area and boundaries which a correct survey would show.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rex Hutson and wife, Verla Hutson, *their heirs and assigns, forever.*

And we *do covenant with the said* Rex Hutson and wife, Verla Hutson *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:

*See above...

And we, Edward Kyle and wife, Marie C. Kyle *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Rex Hutson and wife, Verla Hutson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 19th *day of* February, *19*66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward Kyle

Marie C. Kyle

Rex Hutson

Verla Hutson





STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Harris A. Gilbert, a Notary Public in and for said County and State, the within named Rex Hutson and wife Verla Hutson, Edward Kyle and wife Marie C. Kyle

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 1966.

Harris A. Gilbert, Notary Public.

Commission Expires April 22, 1967

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

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

....., Notary Public.

Commission Expires.....

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.....

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STATE TAX $ 21.76
PROBATE .50
TOTAL $ 22.26

FEB 21 1966

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

PAID FEB 21 1966
CT

WARRANTY DEED

FROM

EDWARD KYLE et ux

TO

REX HUTSON et ux

18052

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 21 11 46 AM '66

NOTED BOOK 113 PAGE 538
RECORDING FEE $ 2.00
DEP. REG. _____

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE