This instrument prepared by Frank M Newman, Attorney, Donelson, Tennessee

1 32.36

WARRANTY DEED BOOK 4316 PAGE 945

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.Mrs. W.c. Hutchison (NAME)	Noel-Palmer Mtg. Co., Inc. (NAME)	Map 86-1
6 02 Baltic Drive (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Bldg. (STREET ADDRESS)	Par. 27
Hermitage, Tenn. 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00

TEN AND NO/100 - *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption of the obligation to pay the present balance due on a certain note secured by a deed of trust of record in Book 3322, page 56 in the Register's Office for Davidson County, Tennessee, we, Douglas R. Simpson and wife, Loretta Simpson,

have bargained and sold, and by these presents do transfer and convey unto the said William C. Hutchison and wife, Patricia S. 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. 141 on the Plan of Dodson Heights as of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 141 fronts 75 feet on the southwesterly side of Baltic Drive and extends back 109.1 feet on the northwesterly line and 134.7 feet on the southeasterly line to a dead line in the rear on which it measures 63.05 feet.

Being the same property conveyed to Douglas R. Simpson and wife, Loretta Simpson, by deed from J. M. M., Inc., by deed of record in Book 4206, page 536, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved (X) property, known as 6002 Baltic Drive, Hermitage, Tennessee 37076
(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 William C. Hutchison and wife, Patricia S. Hutchison, their *heirs and assigns, forever.*

And we *do covenant with the said* William C. Hutchison and wife, Patricia S. 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.*

And we, Douglas R. Simpson and wife, Loretta Simpson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William C. Hutchison and wife, Patricia S. Hutchison, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23rd *day of* January, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 11,108.60

Affiant

Subscribed and sworn to before me, this the 23rd day of January 1968

Notary Public

My Commission Expires: 28 Oct. 1970 (Affix Seal)

/ Loretta Simpson
/ Douglas R. Simpson

BOOK 4316 PAGE 946

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Douglas R. Simpson and wife, Loretta Simpson,

the within named 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 Donelson *Tennessee this* 23rd *day of* January, *19* 69

Notary Public

Commission expires 28 October 1970

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 contcined, 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 .....

MAR 12 69	CONV	11,108.00				
MAR 12 69 S'TAX			B*	28.86		
MAR 12 69 PR'TEE			B*	.50		
MAR 12 69	W'DEED		B*	3.00	*	32.36

WARRANTY DEED

FROM

DOUGLAS R. SIMPSON ET UX

TO

WILLIAM C. HUTCHISON ET UX

A 33540

IDENTIF. REFERENCE

MAR 12 2 34 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE