Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTCG-217766

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
107-5-89	Mr/Mrs Charles E. McWhirter same as below	First & Mid-South Mortgage Co. 410 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
2DA-52630	1955 Dabbs Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WAYNE C. HUTCHISON and wife, BARBARA A. HUTCHISON, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES EDWARD McWHIRTER and wife, EDNA McWHIRTER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 61 and the northeasterly portion of Lot No. 62 on the Plan of Bel-Air Subdivison, Section 2, as of record in Book 2900, page 31, described together according to a survey made by John Kohl, dated September 29, 1970, as follows:

Beginning in the southwesterly margin of Dabbs Avenue at the front common corner of Lots Nos. 60 and 61 of said subdivision; thence with the line between said Lots Nos. 60 and 61, southwestwardly 93 feet to a concrete monument at the common corner of said Lots Nos. 60, 61 and 62; thence with the line between said Lots Nos. 60 and 62, southwestwardly 56.5 feet to the most easterly rear corner of the property conveyed to Maxine G. Hitt by deed from New Haven Park Company as of record in Book 3858, page 264; thence, with said Hitt's northeasterly line, northwardly 143.4 feet to the southerly margin of Dabbs Court; thence, along the margin of Dabbs Court, in an easterly direction along a curve a distance of 63.8 feet to a concrete monument; thence, continuing along the margin of Dabbs Court eastwardly 15 feet to a concrete monument; thence, around a curve having a radius of 20 feet, southeastwardly 31.4 feet to a concrete monument in the southwesterly margin of Dabbs Avenue; thence along the margin of said Dabbs Avenue southeastwardly 84 feet to the point of beginning.

Being the same property conveyed to Wayne C. Hutchison and wife, Barbara A. Hutchison, by two deeds from New Haven Park Company, as of record in Book 3185 page 605, and Book 4452, page 30.

This conveyance is made subject to restrictions of record in Book 2959, page 215, amended in Book 2964, page 1 and Book 3096, page 485.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 6th day of October, 1970.

Wayne C. Hutchison
Wayne C. Hutchison

Barbara A. Hutchison
Barbara A. Hutchison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4452 PAGE 33

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, Mary Emma Stewart, a Notary Public in and for the State and County aforesaid, personally appeared the within named Wayne C. Hutchison and wife, Barbara A. Hutchison

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 Little Rock, Arkansas, this, the 1st day of October, 19 70.

My commission expires: March 23, 1974 Mary Emma Stewart Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,700.00

Charles Edward McWhirter Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 1970

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL) Rean E. Folk Jr. Notary Public

WARRANTY DEED
REF:hs

FROM WAYNE C. HUTCHISON and wife

TO CHARLES EDWARD McWHIRTER and wife.

A 93055

IDENTIF. REFERENCE

OCT 14 11 02 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 14 70	CONV	14,700.00		
OCT 14 70	S'TAX		A* 38.22	
OCT 14 70	P'FEE		A* .50	
OCT 14 70	W'DEED		A* 3.00	* 41.72

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Rean Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public