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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,255.33

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 70

Notary Public

MY COMMISSION EXPIRES My Commission Expires Oct. 31, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert W. Dutton, Jr. (NAME)	United Mortgagee Servicing Corp. (NAME)	Map 95-8
140 Spring Valley Road (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 102
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	3D 16380

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David D. Reed and wife, Ruth H. Reed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hubert W. Dutton Jr. and wife, Kathleen Dutton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 98 on the Plan of Bluefields as of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, and also being part of Lot No. 1 on the Revised Map of Bluefields, not of record described according to a survey of John Kohl, dated October 23, 1969, as follows:

Beginning at a point in the westerly margin of a 20 foot road, said point being 158.3 feet to the northerly line of Minnie B. Helms' property thence North 19° 40' West with the margin of said road 90 feet to a point in the southerly margin of another road, said point being the southwesterly corner of the intersection of said roads; thence South 76° 05' West 150 feet to a point in the said southerly margin of the road; thence South 19° 40' East 90 feet to a point thence North 76° 05' East 150 feet to the point of beginning.

Being the same property conveyed to David D. Reed and wife, Ruth H. Reed by deed from Elwain B. Williams and wife, Clarice L. Williams, of record in Book 4377, page 579, Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) / improved (X) } property, known as 140 Spring Valley Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20th day of October, 1970

David D. Reed

Ruth H. Reed

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David D. Reed and wife, Ruth H. Reed

the bargainors, 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 20 day of October 1970

Commission expires My Commission Expires Oct. 31, 1971

Billy J. Tidwell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM David D. Reed et ux

TO Hubert W. Dutton Jr. et ux

A 94055

IDENTIF. REFERENCE

OCT 23 8 09 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204

OCT 23 70	CONV	14,299.33			
OCT 23 70	S TAX		A*	37.18	
OCT 23 70	PR FEE		A*	.50	
OCT 23 70	W DEED		A*	3.00	* 40.68