BOOK 4516 PAGE 469 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,513.59

Phillip R. Stinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 71

Notary Public

My Commission Expires FEB. 12, 1975

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace J. Hutcherson (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	Map 162
5040 Olivia Drive (STREET ADDRESS OR ROUTE NUMBER)	311--7th Avenue North (STREET ADDRESS)	Par. 35
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Part

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, William T. Moran, Jr., and wife, Abrillia Ann Moran

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wallace J. Hutcherson and wife, Brenda J. Hutcherson

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 Lot No. 18 on the Plan of Colewood Acres, Section I, of record in Book 3700, page 59, Register's Office for said County, as follows:

BEGINNING at a point in the easterly margin of Olivia Drive, the common corner of Lots 17 and 18; thence eastwardly with the dividing line between Lots 17 and 18, 166 feet to a concrete monument; thence continuing eastwardly 74.5 feet to a point; thence northwardly 65 feet to a concrete monument; thence continuing northwardly 23.42 feet to a point, the common corner of Lots 18 and 19; thence with the dividing line between Lots 18 and 19, westwardly 172.6 feet to a point in the easterly margin of Olivia Drive; thence with the easterly margin of Olivia Drive, southwardly 77 feet to the point of beginning.

BEING the same property conveyed to William T. Moran, Jr., and wife, Abrillia Ann Moran, by deed from Bill Wheeler Construction Company, Inc., a Tennessee Corporation, of record in Book 4208, page 514, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein, the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note secured by a deed of trust executed by the above grantors, to Herschel Greer, Trustee, of record in Book 4208, page 516, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 5040 Olivia Drive (House Number) (Street) Antioch, Tennessee (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 30th day of June, 19 71

William T. Moran Jr.

Abrillia Ann Moran

RECEIVED AND

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Moran, Jr., and wife, Abrillia Ann Moran

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 30th day of June, 1971

My Commission Expires FEB. 12, 1975
Commission expires

David L Roper
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

WILLIAM T. MORAN, JR., ET UX

TO

WALLACE J. HUTCHERSON, ET UX

B 21341

IDENTIF. REFERENCE

JUL 1 2 09 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-1? CASH 21.513.99
JUL-1? STAX A* 55.00
JUL-1? RECFEE A* .50
JUL-1? MTGTAX A* 4.00 60.00