This instrument prepared by: Herbert R. Rich, Attorney, 213 3rd Avenue North Nashville, Tennessee 37205

WARRANTY DEED

BOOK 4528 PAGE 129

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. D. Hutchings et ux	Jack Pelham Mtg Co. Inc	MAP 115-7
(NAME)	(NAME)	PAR 32
612 Davidson Road	Suite 102 Ste Gibson Blvd.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PW
Nashville, Tennessee 37205	Nashville Tenn. 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and 00/100 ($10.00)---------- *Dollars,* cash in hand paid by C. D. Hutchings and wife, Sandra E. Hutchings, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption and agreement to pay by the said C. D. Hutchings and wife, Sandra E. Hutchings, the unpaid balance of that certain indebtedness secured by a deed of trust of record in book 3626, page 331, Register's Office for Davidson County, Tennessee,

we, Samuel C. Ashcroft and wife, Ethel T. Ashcroft,

have this day bargained and sold, and do hereby transfer and convey unto the said C. D. Hutchings and wife, Sandra E. Hutchings, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 41 on the plan of Brook Meade, Section One, of record in book 2133, page 77, Register's Office for said County.

Said Lot No. 41 fronts 117 feet on the north side of Davidson Road and extends back between parallel lines 356 feet to a dead line. This property is improved and known as 612 Davidson Road, Nashville, Tenn.

Being the same property conveyed to Samuel C. Ashcroft and wife, Ethel T. Ashcroft, by deed from Sidney Jack Staples, Jr, and wife, Lois W. Staples, of record in book 3613, page 98, Register's Office for said County.

This conveyance is made subject to restrictive covenants contained in an instrument of record in book 2149, page 282, and amended in book 2202, page 367, Register's Office for Davidson County, Tenneessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 11th day of August 1971

Affiant

My commission expires My Commission Expires May 4, 1975

Notary Public

This is improved (XX) unimproved ( ) property, known as 612 Davidson Road, Nashville, Tennessee 37205 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said C. D. Hutchings and wife, Sandra E. Hutchings, their *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1971 real estate taxes which have been prorated and assumed by grantees herein.

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. D. Hutchings and wife, Sandra E. Hutchings, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 11th *day of* August, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Samuel C. Ashcroft

Ethel Ashcroft

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, *a Notary Public in and for said County and State,* Samuel C. Ashcroft and wife, Ethel T. Ashcroft,

the within named 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* 11th *day of* August, *19* 71.

My Commission Expires May 4, 1975 Raymond H Darrow *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.....

AUG 11 71 COMM 33,000.00
AUG 11 71 S TAX A* 85.80
AUG 11 71 PR FEE A* .50
AUG 11 71 W DEED A* 4.00 * 90.30

AT.C Gwin-212024

WARRANTY DEED

FROM
SAMUEL C. ASHCROFT et ux

TO
C. D. HUTCHINGS et ux

B 26441

IDENTIF. REFERENCE

AUG 11 2 07 PM '71

FELIX E. NIELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE