BOOK 4532 PAGE 922 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,230.00

Earl Hutchens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 19 71.

Notary Public

MY COMMISSION EXPIRES: 1-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Green, Attorney, 834 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl T. Hutchens (NAME)	Same (NAME)	Map. 69-16
Route #1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 9
Chapmansboro, Tennessee (CITY) (STATE) (P. O. ZIP)	(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, James Utley and wife, Frances Utley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl T. Hutchens

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 the 13th Civil District of Davidson County, Tennessee, designated as Tract No. 3 on a survey by James L. Murphy, Jr. and Company, dated May 12, 1971, and described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike at the southeast corner of the Espey property; thence north 41°46'15" east 153.62 feet to a point; thence south 70°3'5" east, 61.39 feet to a point; thence south 19°4'10" east 132.55 feet to a point in the northerly margin of Hydes Ferry Pike; thence westerly along the northerly margin of said Hydes Ferry Pike 205.79 feet to the point of beginning and containing 0.38 acres more or less.

Being the same property conveyed to James Utley by W. L. Bainbridge Company by deed dated June 17, 1971 and recorded in Book 4516, page 495, Register's Office of Davidson County, Tennessee.

unimproved (XX)
This is improved ( ) property, known as Hydes Ferry Pike, 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 hands this 31st day of July 31st, 19 71.

James Utley

Frances Utley

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named James Utley and wife, Frances Utley

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 19th day of July, 1971.

Commission expires 1-30-72

[illegible]
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

JAMES UTLEY and wife, FRANCES UTLEY

TO

EARL T. HUTCHENS

328687

IDENTIF. REFERENCE

AUG 30 10 59 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 30 71	CONV	*1,350.00			
AUG 30 71	S'TAX		A*	3.38	
AUG 30 71	PR'FEE		A*	.50	
AUG 30 71	W'DEED		A*	4.00	* 7.88