BOOK 4559 PAGE 803

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Galyon Winter Northcutt (NAME)	Dobson & Johnson, Inc. (NAME)	Map 150-1
461 Owendale Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Pc. 315 pw
Antioch, Tenn. 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------
----------TEN AND NO/100---------- Dollars,

Cash paid by Galyon Winter Northcutt and wife, Phyllis S. Northcutt, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Otis W. Charlton and wife, Louise R. Charlton,

have this day bargained and sold, and do hereby transfer and convey unto the said Galyon Winter Northcutt and wife, Phyllis S. Northcutt, their ~~XXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 325 on the Plan of Cherry Hills, Section 3, as of record in Book 4175, page 59, Register's Office for said County.

Said Lot No. 325 fronts 81 feet on the westerly side of Owendale Drive and extends back 231.46 feet, more or less on the northerly line and 241.35 feet more or less on the southerly line to east fork of Hamilton Creek and measures 96.77 feet more or less thereon.

Being part of the property conveyed to Otis W. Charlton, by deed from The Arlington Co., Inc., as of record in Book 4530, page 68, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,300.00

Subscribed and sworn to before me, this the 7th day of December, 19 71

Barbara Ferguson
Affiant

My commission expires 8/9/72 (Affix Seal)

Notary Public

This is ~~unimproved~~ ( ) improved property, known as ..... (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 Galyon Winter Northcutt and wife, Phyllis S. Northcutt, their ~~XXXXX~~ (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Galyon Winter Northcutt and wife, Phyllis S. Northcutt, their ~~XXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 7th day of December, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Otis W. Charlton

Louise R. Charlton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Otis W. Charlton and wife, Louise R. Charlton, *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* 7th *day of* December, *19* 71

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

DEC-9- CONV 25,300.00
DEC-9- STAX A* 65.78
DEC-9- PRFEE A* .50
DEC-9- MTGFEE A* 4.00 * 70.28

WARRANTY DEED

FROM Otis W. Charlton, et ux

TO Galyon Winter Northcutt, et ux

B 40761

IDENTIF. REFERENCE

DEC 9 11 07 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.