WARRANTY DEED

BOOK 4771 PAGE 157

This instrument prepared by Luther E. Cantrell, Jr. Attorney at Law, 11th Floor, J.C. Bradford Building, Nashville, Tennessee 37219.

ADDRESS NEW OWNERS AS FOLLOWS: SEND TAX BILLS TO: MAP PARCEL NUMBERS

ROBERT NEIL HUTCHESON & WIFE
Dahlia Drive, Rt #2
Brentwood, Tenn, 37027

SAME.

158
P/O 49
PW

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)... ....Dollars, and other good and valuable considerations, Jay Construction Company has this day bargained and sold, and does hereby transfer and convey unto the said Robert Neil Hutcheson and wife, Rebecca E. Hutcheson, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING lot 33 of Forrest Trails Subdivision, Section 2, of record in book 4675, page 45, Register's Office of Davidson County, Tennessee.

BEGINNING at the north most point of lot 33 and being a common boundary of lots 33,34 and 38; thence S40° 54'E, 260.0 ft; thence S 80° 28'E 397.5 ft. to a concrete marker, this being the community boundary line of lots 33 and 34; thence S 72° 55'E, 80.00 ft. to a concrete marker, thence S 17° 05'W, 158.20 ft. to a concrete marker; thence N 88° 05'W, 382.70 ft. to a point; thence N 87° 41'W, 240.4 ft, to a concrete marker; thence N 4° 12'E to the point of beginning, and containing 3.40 acres more or less.

This being the same property conveyed to Jay Construction Company, a Tennessee Corporation, from Ronald G. Gregory and wife, Perry Gregory by deed of record in Book 4608, page 164 Register's Office of Davidson County, Tennessee.

This property has an ingress and egress driveway easement as well as public utility easement from Melbourne Drive on and across lots 34 and 35 which is shown on the plat of record in book 4675, page 45, Register's Office of Davidson County, Tennessee, however this easement is subservient to the TVA power line easement of record in book 2276, page 402, Register's Office of Davidson County, Tennessee.

This property is subject to all restrictive convenants of record in book 2435, page 237 and Amended covenants in book 2603, page 449, and in book 4169, page 719, Register's Office of Davidson County, Tennessee.

In addition to the TVA power line easement, there is granted a 10 ft. public utility and drainage easement as shown on the plat of record.

This lot is subject to a utility anchor easement of record on the plat of record.

This is unimproved property known as Lot 33 of the Forrest Trails Subdivision, Section 2, in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert Neil Hutcheson and wife, Rebecca E. Hutcheson, their successors, heirs and assigns forever and it covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unemcumbered.

It further convenants and binds its heirs and representatives, to warrant and forever defend the title to said real estate to the said Robert Neil Hutcheson and wife, Rebecca E. Hutcheson, their heirs and assigns, against the lawful claims of all person.

Witness its hand this 4th day of ~~November~~ December, 1973, the corporate party, having caused its name to be signed hereto by its duly authorized officer, the President, on the said day and date.

Jay Const Co. Jason Papuchis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Luther E. Cantrell Jr., a Notary Public of the State and County aforesaid, personally appeared Jason Papuchis with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of the Jay Construction Corporation, within named bargainor, a corporation, and that he as such Presiednt being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 4th day of ~~November~~ Dec, 1973.

NOTARY PUBLIC

My Commission Expires: 5-1-74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value which ever is greater for this transfer is NINE THOUSAND ($9,000.00) DOLLARS.

Affiant

Subscribed and sworn before me this 6th day of November, 1973.

Notary Public

My Commission Expires: 5-1-76

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IDENTIF. REFERENCE

DEC 11 10 32 AM '73
FELIX E. ALLISON JR. REGISTER
DAVIDSON COUNTY, TENN.

DEC 11 73	CONV	*9,000.00				
DEC 11 73	S'TAX		A*	23.40		
DEC 11 73	PR'FEE		A*	.50		
DEC 11 73	W'DEED		A*	6.00	*	29.90