BOOK 4786 PAGE 991

WARRANTY DEED

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 and wife, REBECCA E. HUTCHESON
Pahlia Drive - Rt 12
Brentwood, Tenn. 37027

Same

158-7
39
pw

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)... ...DOLLARS, and other good and valuable consideration, Jay Construction Company has this day bargained and sold, and does hereby transfer and convey unto the ROBERT NEIL HUTCHESON, and wife, REBECCA E. HUTCHESON, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING lot 34 of the Forrest Trails Subdivision, Section 2 of record in book 4675, page 45, Register's Office of Davidson County, Tennessee.

BEGINNING at the north most boundary line of lot 34, this being a common point with lot 35 on said subdivision plan, thence S 58° 28'E with said boundary line of lot 35, 677.5 ft. to a point, thence S 17° 5'W 43.30 ft. to a concrete marker; thence N 72° 55'W 80 ft. to a concrete marker; thence S 17° 5'W 100.00 ft. to a concrete marker; thence N 80° 28'W along the boundary line of lot 33, 397.5 ft. to a point; thence N 40° 54'W still along a common boundary line of lot 33 and 34, 260 ft. to a point; thence N 26° 43'E 229.9 ft. to the point of the beginning. Said lot containing 3.57 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 166, 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 35 which is shown on the plat of record book 4675, page 45, Register's Office of Davidson County, Tennessee, however this easement is subserrivant to the TVA power line easement of record and book 2276, page 402, Register's Office of Davidson County, Tennessee.

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

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

This is unimproved property known at Lot 34 of the Forrest Trails Subdivision, Section 2, in Nashville, Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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 unencumbered.

It further covenants and binds its heirs and representatives, to warrant 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 persons.

WITNESS its hand this 5th day of February, 1974, the corporate party, having caused its name to be signed hereto by its duly authorized officer, the President, on the said date and day.

Jay Construct Co

James Papuchis - Pres

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 President 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 5th day of February, 1974.

NOTARY PUBLIC

My comm. expires: 5-7-74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is EIGHT THOUSAND FOUR HUNDRED ($8,400.00) DOLLARS.

Affiant

Sbuscribed and sworn before me this 26 day of February, 1974.

NOTARY PUBLIC

My comm. expires: 5-1-74

IDENTIF. REFERENCE

FEB 8 3 35 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB-8[illegible]	CONV	*8,400.00			
FEB-8[illegible] S'TAX			A*	21.84	
FEB-8[illegible] PR'FEE			A*	.50	
FEB-8[illegible]	W'DEED		A*	6.00	* 28.34