Prepared by: Woods, Woods & Sisk, 121 17th Avenue, South, Nashville, Tenn.

WARRANTY DEED

BOOK 4791 PAGE 718

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Annette Guziak Hutchison (NAME)	New Owner (NAME)	Map 133-7
178 Wheeler (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 198
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Twenty-one Thousand Seven Hundred Twenty-six & No/100----------($21,726.00)---------- *Dollars,* of which $6,500.00 has been paid in cash by Annette Guziak Hutchison, and for the remainder the said Annette Guziak Hutchison has assumed and agreed to pay the unpaid principal balance of $15,226.00 secured by a Deed of Trust of record in Book 4293, page 893, Register's Office for Davidson County, Tennessee.

Herman H. Guthrie, Jr. and wife, Barbara Jean Guthrie

have this day bargained and sold, and do hereby transfer and convey unto the said Annette Guziak Hutchison, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 26 on the Revised Plan of Parma Heights, Section II, as of record in Book 2083, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 72 feet on the northerly margin of Wheeler Avenue and runs back 285 feet on the westerly line and 306 feet on the easterly line to a line in the rear on which is a broken line, and on which it measures 76.8 feet

Being the same property conveyed to Herman H. Guthrie, Jr. and wife, Barbara Jean Guthrie, by deed from Paul M. Hite and wife, Louise M. Hite, of record in Book 4293, page 891, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,726.00

Subscribed and sworn to before me, this the 22 day of February 1974

Affiant: Annette Guziak Hutchison

My commission expires: 8-2-76 (Affix Seal)

Notary Public: Frank J. Hostetler

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE FRANK J. HOSTETLER JR.

This is unimproved (X) improved property, known as 178 Wheeler, Nashville, Tennessee (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

Annette Guziak Hutchison, her *(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* Annette Guziak Hutchison, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 22nd day of February 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Herman H. Guthrie, Jr.

Barbara Guthrie

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE FRANK J. HOSTETLER JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frank J. Hostetler & *a Notary Public in and for said County and State,* HERMAN H. GUTHRIE, JR. and wife, BARBARA JEAN GUTHRIE

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* 22 *day of* February, *19*74.

Frank J. Hostetler & *Notary Public*

Commission expires 8-2-76

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 .....

WARRANTY DEED

FROM

Herman H. Guthrie, Jr. et ux

TO

Annette Guziak Hutchison

Return To: Hostetler Realty Co
4004 Hillsboro Rd
Nashville, Tenn
37215

C 43551

IDENTIF. REFERENCE →

FEB 27 9 28 AM '74

FELIX ... 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

FEB27⁷⁴	CONV	21,726.00			
FEB27⁷⁴	S'TAX		A*	56.42	
FEB27⁷⁴	PB'FEE		A*	.50	
FEB27⁷⁴	W'DEED		A*	4.00	* 60.92