THIS INSTRUMENT PREPARED BY:
Joe M. Haynes, Attorney
142 North Main Street
Goodlettsville, TN 37072

BOOK 4798 PAGE 485

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Earl Hutchens (NAME:)	Mr. Earl Hutchens and to (NAME:)	69-12
Rt. 1 (STREET ADDRESS OR ROUTE NUMBER)	Security Federal Savings & Loan (STREET ADDRESS)	15-82
Chapmansboro, TN. 37035 (CITY) (P. O. ZONE) (STATE)	500 Union Street, Nashville, TN. 37219 (CITY) (ZONE) (STATE)	84

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS* cash in hand paid by Earl Hutchens, and other good and valuable considerations, including the assumption of a note in the principal amount of $7,719.47, payable to Security Federal Savings & Loan Association and of record in Book 3890, page 149, Register's Office for Davidson County, Tennessee; and the assumption of a note in the principal amount of $17,734.97, payable to Howard B. Moore, of record in Book 4308, page 790, Register's Office for Davidson County, Tennessee,

John W. Berry, Jr., and wife, Nannie Louise Berry,
have bargained and sold, and by these presents do transfer and convey unto the said Earl Hutchens, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. I:
Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey of C. J. Carney, Surveyor, dated April 13, 1965, as follows:

BEGINNING AT an iron pin in the northeasterly margin of Clarksville Highway (State Highway 112) in the northwest corner of the property conveyed to John W. Berry, Jr., and wife, by deed of record in Book 4308, page 790, said Register's Office; thence with the margin of same highway North 26 deg. West 130 feet to an iron pin; thence leaving said Highway North 86 deg. 45' East 195 feet to the northwest corner of the property conveyed to John W. Berry, Jr., and wife, by deed of record in Book 3890, page 139, said Register's Office; thence with his westerly line, South 12 deg. East 74 feet to an iron pin, northeast corner of the property conveyed to John W. Berry, Jr., and wife, by deed of record in Book 4308, page 790, said Register's Office; thence with his northerly line, South 70 deg. West 165 feet to the point of beginning, containing 0.41 acres more or less.

Being the same property conveyed to John W. Berry, Jr., and wife, Nannie Louise Berry, by deed from Howard B. Moore and wife, Margie M. Moore, of record in Book 4388, page 950, Register's Office for Davidson County, Tennessee.

TRACT NO II:
Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described according to a survey made April 13, 1965, by C. J. Carney, Surveyor, as follows:

BEGINNING on the easterly margin of Clarksville Highway (State Highway No. 112) at the northwesterly corner of an 0.44 acre tract, of land conveyed to John W. Berry,

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of March, 19 74

Joe M. Haynes Notary Public

My commission expires: 5-1-74 (Affix Seal)

Jr., and wife, by deed from Howard B. Moore and wife, of record in Book 3890, page 139, Register's Office for said County; thence along the northerly line of said 0.44 acre tract, North 74 deg. East 138 feet to a corner of said Tract; thence, along said 0.44 acre tract, North 12 deg. west 121 feet to a point; thence South 70 deg. West 165 feet to the easterly margin of said Highway; thence along the same South 26 deg. East 111 feet to the point of beginning, containing 0.40 acres, more or less.

Being the same property conveyed to John W. Berry, Jr., and wife, Nannie Louise Berry, from Howard B. Moore and wife, Margie M. Moore, by deed of record in Book 4308, page 790, Register's Office for Davidson County, Tennessee.

TRACT NO. III:
Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described according to a survey made April 13, 1965, by C. J. Carney, Surveyor, as follows:

BEGINNING on the easterly margin of Clarksville Highway (State Highway No. 112) at the southwesterly corner of the land conveyed to Howard B. Moore and wife, Margie M. Moore, by deed from Charles Kenneth Carney, unmarried, of record in Book 3507, page 513, Register's Office for said County, and running thence along the northerly line of Dr. Claughton's property, North 70 deg. East 247 feet to a point; thence North 30 deg. West 195 feet to a point; thence South 86 deg. 45' West 60 feet to a point; thence South 12 deg. East 195 feet to a point; thence South 74 deg. West 138 feet to the easterly margin of Clarksville Highway; thence with the same, South 26 deg. East 25 feet to the beginning, containing 0.44 acres, more or less.

Being the same property conveyed to John W. Berry, Jr., and wife, Nannie Louise Berry, from Howard B. Moore and wife, Margie M. Moore, by deed of record in Book 3890, page 139, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl Hutchens, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* Earl Hutchens ..... *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.*, except as noted herein.

And we, John W. Berry, Jr., and wife, Nannie Louise Berry, *do further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Earl Hutchens, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* March, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x John W. Berry Jr.
x Nannie Louise Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4798 PAGE 487

Personally appeared before me, Joe M. Haynes, a Notary Public in and for said County and State, the within named John W. Berry, Jr., and wife, Nannie Louise Berry,

the 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 6 day of March, 19 74.

Joe M. Haynes, Notary Public

Commission Expires 5-1-74

JOE M. HAYNES ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

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

JOHN W. BERRY, JR., ET UX

TO

EARL HUTCHENS

MAR22 CHNV 55,000.00
MAR22-STAX A* 143.00
MAR22-REEC A* 50
MAR22 HDEED A* 8.00 * 151.50

C 4 6 6 7 0.

IDENTIF. REFERENCE

MAR 22 10 18 AM '74

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4798 PAGE 488

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS