This Instrument Prepared By: William L. Small, Farris, Warfield & Samuels
18th Floor, Third National Bank Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4861 PAGE 89

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald S. Hytken et ux Carol Hytken (NAME)	J. Fidelity Federal (NAME)	Map 146-4
4818 Briarwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2588 (STREET ADDRESS)	Parcel 85
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Paid

FOR AND IN CONSIDERATION of the sum of Twenty-Six Thousand Five Hundred and No/100 ($26,500.00) *Dollars,*

Frances S. Cummings

have this day bargained and sold, and do hereby transfer and convey unto the said Gerald S. Hytken et ux Carol J. Hytken

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

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Elysian Meadows Addition, Section II, as of record in Book 2663, page 101, Register's Office for said County.

Said Lot No. 30 fronts 115 feet on the northerly side of Briarwood Drive and extends back 192.6 feet on the westerly line and 185.2 feet on the easterly line which is a broken line, to a dead line measuring 104.7 feet theron.

Being the same property conveyed to Richard B. Cummings and wife, Frances S. Cummings by deed from Gaines and Gregory Construction Company, of record in Book 2926, page 639, Register's Office for said County, the said Richard B. Cummings having conveyed all his right, title and interest in the property to his wife, the said Frances S. Cummings by quitclaim deed of record in Book 4834, page 966, Register's Office for Davidson County, Tennessee.

EARLINE T. ORMSBY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 14th day of October 1974

Affiant Gerald S. Hytken

My commission expires Commission Expires AUG. 9, 1975 (Affix Seal)

Notary Public Earline T. Ormsby

This is improved ( ) unimproved (X) property, known as 4818 Briarwood Drive (House Number) (Street) Nashville 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 Frances S. Cummings and her

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is* ~~unincumbered~~ encumbered by Deeds of Trust of record in the Register's Office for Davidson County, Tennessee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gerald S. Hytken et ux Carol J. Hytken and their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* on *this* 2nd *day of* October, 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.*

Frances S. Cummings

BOOK 4861 PAGE 90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lynn Bradley Woods, a Notary Public in and for said County and State, Frances S. Cummings

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

Witness my hand and official seal at Nashville Tennessee this 2nd day of October, 1974

Lynn Bradley Woods
Notary Public

My Commission Expires August 8, 1977

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

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WARRANTY DEED

FROM

Frances S. Cummings

TO

Gerald S. Hytken et ux
Carol J. Hytken

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION TITLE

C 7 4 8 7 7

IDENTIF. REFERENCE

Oct 15 3 41 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OCT 15 74	CONV	26,500.00				
OCT 15 74	S'TAX		A*	68.90		
OCT 15 74	PR'FEE		A*	.50		
OCT 15 74	W'DEED		A*	4.00	*	73.40