FORM NO. WD-1

BOOK 4880 PAGE 287

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24500.00

Carl H. Hutson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December 1974.

Notary Public

MY COMMISSION EXPIRES: 1/24/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia 906 Stahlman Building Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl H. Hutson (NAME)	First Federal Savings and Loan Association (NAME)	51-14
641 Lemont Drive (STREET ADDRESS OR ROUTE NUMBER)	4th at Union Street (STREET ADDRESS)	14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frederick G. Allen, Jr., and wife, Helen W. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl H. Hutson and wife, Bessie S. Hutson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: Land in Davidson County, Tennessee, being lot no 195 on the Plan of Gra-Mar acres, Section X. as of record in Book 2663, page 34, Registers Office for said County, described as follows:

Beginning on the northerly margin of Lemont Drive at the corner of Lots Nos. 195 and 196; thence with the line between said two lots northerly 369.56 feet; thence south 41° 13 west 248.21 feet to the northeasterly margin of Kelso Driv thence with the same southeasterly 235.98 feet to the beginning of a curve; thence around said curve having a radius of 20 feet southeasterly 29.41 feet to the northerly margin of Lemont Drive; thence with the same northeasterly 117.62 feet to the point of beginning.

Being the same property conveyed to Frederick G. Allen, Jr., and wife Helen W. Allen by deed from Castleman Construction Company of record in Book 2805, page 109 said Register's Office Davidson County, Tennessee.
Included but excluded from the above land description is the part conveyed by the Grantors herein to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book ---- Page _____, Register's Office Davidson County, Tennessee.

The conveyance is subject to a note payable to First Federal Savings and Loan Association secured by Deed of Trust of record in Book 2829 Page 93 said Register's Office

unimproved ( )
This is improved (X) property, known as 645 Lemont Drive Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 31st day of December, 19 74

Frederick G. Allen, Jr.

Helen W. Allen

STATE OF ~~TENNESSEE~~ Texas
~~Davidson~~ County
Nueces

Personally appeared before me, Frederick G. Allen Jr. and wife Helen W. Allen, a Notary Public in and for said County and State, the within named Frederick G. Allen, Jr., and wife Helen W. Allen

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 Corpus Christi, Texas, ~~Tennessee~~ this 31st day of December 19 74

Commission expires June 1, 1975

Frances C. Thompson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Frederick G. Allen, Jr., and wife Helen W. Allen

TO

Carl H. Hutson and wife, Bessie S. Hutson

C 83801

IDENTIF. REFERENCE

JAN 9 9 29 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

JAN-9-75	CONV	24,500.00			
JAN-9-75	S'TAX		A*	63.70	
JAN-9-75	PR'FEE		A*	.50	
JAN-9-75	W'DEED		A*	4.00	* 68.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.