This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37212

BOOK 4904 PAGE 544

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hubert Wallace Dutton, III, et ux (NAME)	Same (NAME) M	95-8
140 Spring Valley Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) P	102
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	3D16380

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, including a gift of the Grantors' equities to the Grantees, the receipt of which is hereby acknowledged,

We, HUBERT W. DUTTON, JR. and wife, KATHLEEN DUTTON,

have this day bargained and sold, and do hereby transfer and convey unto the said HUBERT WALLACE DUTTON, III and wife, JANET CAROL DUTTON, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot No. 98 on the Plan of Bluefields as of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, and also being part of Lot No. 1 on the Revised Map of Bluefields, not of record described according to a survey of John Kohl, dated October 23, 1969, as follows:

Beginning at a point in the westerly margin of a 20 foot road, said point being 158.3 feet to the northerly line of Minnie B. Helms' property; thence North 19° 40' West with the margin of said road 90 feet to a point in the southerly margin of another road, said point being the southwesterly corner of the intersection of said roads; thence South 76° 05' West 150 feet to a point in the said southerly margin of the road; thence South 19° 40' East 90 feet to a point thence North 76° 05' East 150 feet to the point of beginning.

Being the same property conveyed to Hubert W. Dutton, Jr. and wife, Kathleen Dutton, by deed from David D. Reed and wife, Ruth H. Reed, of record in Book 4454, page 364, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15000

Subscribed and sworn to before me, this the 7 day of April 19 75

Affiant: Hubert W Dutton Jr.

My commission expires: Feb. 4 - 1979 (Affix Seal)

Notary Public: Louise S. Cummins

This is unimproved ( ) improved (X) property, known as 140 Spring Valley Road, 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 HUBERT WALLACE DUTTON, III and wife, JANET CAROL DUTTON, their *(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* Hubert Wallace Dutton, III and wife, Janet Carol Dutton, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 7th *day of* April, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hubert W. Dutton, Jr.

Kathleen Dutton

This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37212

BOOK 4904 PAGE 545

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Louise S. Clemmons, a Notary Public in and for said County and State, Hubert W. Dutton, Jr. and wife, Kathleen Dutton,

the within named bargainor.S., 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 7 day of April, 19 75

Louise S. Clemmons Notary Public

Commission expires Feb 4-1979

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.....

C.O. 15,000.00
S.T. 39.60
P.F. .50
W.D 4.00 43.50

WARRANTY DEED

FROM
Hubert W. Dutton, Jr. et ux

TO
Hubert Wallace Dutton, III et ux

C 94466

IDENTIF. REFERENCE

APR 16 1 38 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE