BOOK 4994 PAGE 3

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6300.00

Carl H. Hutson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 1976

W. C. McCanless
Notary Public

MY COMMISSION EXPIRES: 10 Aug. Key
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl H. Hutson et ux (NAME)	SAME (NAME)	Map 61-6
641 Lemont Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 140
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12D 12815

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, Robert S. Young and wife, Frances H. Young

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

BEING Lot No. 5 on the Plan of Gra-Mar Acres, Section 14, unrecorded and described as follows:

SAID Lot No. 5 fronts 100 feet on the northerly side of Broadmoor Drive and runs back 357.5 feet on the easterly line and 34.12 feet on the westerly line, to a dead line in the rear on which it measures 119 feet.

BEING the same property conveyed to Robert S. Young and wife, Frances H. Young by deed from LeRoy Richards and wife, Helen Ford Richards of record in Book 4655, page 352, said Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved ( ) property, known as 641 Broadmoor Drive
(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 16th day of January, 1976

Robert S. Young

Frances H. Young

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Robert S. Young and wife, Frances H. Young

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 16th day of January 19 76

Commission expires June 28, 1978

B Don Fahrbach
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Robert S. Young and wife,
Frances H. Young

TO
Carl H. Hutson and wife,
Bessie M. Hutson

D 34707

IDENTIFICATION REFERENCE

FEB 4 10 53 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-4%	CONV	*6,800.00			
FEB-4%	S'TAX		B*	17.68	
FEB-4%	PR'FEE		B*	.50	
FEB-4%	W'DEED		B*	4.00	* 22.18