FORM NO. WD-1

BOOK 4995 PAGE 349

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,900.00

Johnnie E. Hutto
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December February 1975

Marbut Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: May 29, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie E. Hutto, et ux (NAME)	Commerce Union Bank (NAME)	Map 147 - 4
3677 Richbriar Court (STREET ADDRESS OR ROUTE NUMBER)	400 Union Stree (STREET ADDRESS)	Parcel 143
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	5DU-16882

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, GLENN D. KEENER and wife, JANET SUE KEENER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNIE E. HUTTO and wife, ELIZABETH L. HUTTO

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. 279 on the Plan of Hillbrook, Section 5, as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 279 fronts 46.6 feet at the northerly terminus of Richbriar Court and extends back 150.50 feet, more or less, on the westerly line and 105.5 feet, more or less on the easterly line to the southerly margin of Harding Place, as widened, and measuring 152.50 feet, more or less, thereon.

Being all the same property conveyed to Glenn D. Keener and wife, Janet Sue Keener by deed from Potere, Inc., as of record in Book 4680, page 362, Register's Office for Davidson County, Tennessee.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that as part of the consideration for this transfer is the Grantees' agreement to assume and pay the unpaid balance of a certain note payable to Commerce Union Bank in the original amount of $23,750.00 dated February 5, 1973, payable monthly with a final payment being due on or before February 1, 2003, and secured by deed of trust of record in Book 4680, page 364, Register's Office for Davidson County, Tennessee, and that the escrow account held in connection with said note and deed of trust is hereby transferred to the Grantees.

SUBJECT to the restrictive covenants of record in Book 4031, page 160, and to the limitations that appear on the plan of record in Book 3700, page 73, all in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 3677 Richbriar Court (House Number) (Street) Nashville, Tennessee 37211 (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 hands this 31st day of December, 1975

Glenn D. Keener
GLENN D. KEENER

Janet Sue Keener
JANET SUE KEENER

BOOK 4232 PAGE 350

STATE OF TENNESSEE
Davidson County

BOOK 4995 PAGE 350

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn D. Keener and wife, Janet Sue Keener

the 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 31st day of December 19 75.

Commission expires May 29, 1977

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

GLENN D. KEENER and wife,

JANET SUE KEENER

TO

JOHNNIE E. HUTTO and wife,

ELIZABETH L. HUTTO

D 35357

ISSUE REFERENCE

FEB 9 2 24 PM '76

REGISTER
DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2.9.76

Co: 32.900.00
St 85.54
Rec 50
to Deed 4.00

90.04

BOOK 3832 PAGE 358