WARRANTY DEED

BOOK 5022 PAGE 395

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John R. Sharp, Jr. et ux	Allstate Enterprise Mtg. Corp.	6DU-27045
(NAME)	(NAME)	
432 Coventry Drive	627 Manchester Street	147-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Anaheim, California 92803	115
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten (10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Allstate Enterprise Mortgage Corporation, which note is secured by a deed of trust of record in Book 4945, page 319, Register's Office for Davidson County, Tennessee.

Thomas M. Hutchison, Jr., and wife Janice J. Hutchison

have this day bargained and sold, and do hereby transfer and convey unto the said John R. Sharp, Jr., and wife Martha W. Sharp *(successors), heirs and assigns,*

certain real estate in David *County, Tennessee, as follows:*

LAND IN DAVIDSON COUNTY, TENNESSEE,

BEING Lot No. 159 on the Plan of Abbay Hall, Section 2, of record in Book 2331, page 38, Register's Office, Davidson, County, Tennessee.

Said Lot No. 159 fronts 90.1 feet on the northerly margin of Coventry Drive and running back between parallel lines, the westerly line being 251.6 feet and the easterly line being 278.0 feet to a line in the rear measuring 92.1 feet thereon.

Being the same property conveyed to Thomas M. Hutchison, Jr. and wife Janice J. Hutchison be deed of record in Book 4945, page 317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2438, page 108, and any existing easements.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 36,500.00

Subscribed and sworn to before me, this the 4 day of May 19 76

My commission expires: April 8, 1978 (Affix Seal)

Affiant

Notary Public

This is unimproved (X) improved ( ) property, known as 432 (House Number) Coventry Drive (Street) Nashville, Tennessee 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 John R. Sharp Jr., and wife Martha W. Sharp 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* John R. Sharp Jr., and wife Martha W. Sharp, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* fourth *day of* May, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas M. Hutchison, Jr. Janice J. Hutchison

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STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, June D McKinney, a Notary Public in and for said County and State, Thomas M. Hutchison, Jr., and wife Janice J. Hutchison

the within named 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 4 day of May, 19 76.

June D McKinney
Notary Public

Commission expires April 8, 1978

JUNE D. McKINNEY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF }

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.....

D 47888

THIS INSTRUMENT WAS PREPARED BY:

Fred E. Cowden, Jr.,
4515 Harding Road
Nashville, Tennessee 37215

Mail-7

MAY-6 76	CONV	36,500.00			
MAY-6 76 S'TAX			B*	94.90	
MAY-6 76 PR'FEE			B*	.50	
MAY-6 76	W'DEED		B*	4.00	* 99.40

WARRANTY DEED

FROM

Thomas M. Hutchison, Jr.

and wife Janice

TO

John R. Sharp, Jr., and

wife Martha W.

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York