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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$25,500.00 X Danny Lee Hutson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 76

Bruce Tallon
Notary Public

MY COMMISSION EXPIRES: 7-10-79
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny Lee Hutson (NAME)	Realty Mortgage, Inc. (NAME)	3D 75830 11
574 Upshaw Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N.E., #8 (STREET ADDRESS)	107-4
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	34

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, ~~XXX~~ I, Lucille Upshaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Lee Hutson et ux Margaret 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:

BEING Lot No. 56 on the Plan of Larkwood Subdivision as of record in Book 2900, Page 144, Register's Office for Davidson County, Tennessee.

SAID Lot No. 56 fronts 160.56 feet on the west side of Upshaw Drive and extends back 261.22 feet on the north line and 312.93 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 137.88 feet.

BEING the same property conveyed to Jere Neelley etux Betty Neelley by Quitclaim Deed of record in Book 4414, Page 139, Register's Office for said County. The said Jere Neelley et ux Betty Neelley having since died. Lucille Upshaw having inherited said property by Last Will and Testament of Jere Neelley dated September 10, 1975, of record in Will Book 116, Page 270, Docket #62623, said Register's Office.

THIS conveyance is subject to any existing easements of record.

This is unimproved ( ) improved (XX) property, known as 574 Upshaw Drive, Nashville, TN 37214
(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 my hand this 20th day of August, 19 76

LUCILLE UPSHAW: Lucille Upshaw

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STATE OF TENNESSEE
~~XXXXXXX~~County of Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucille Upshaw

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Columbia, Tennessee, this 20th day of August 19 76

Commission expires 7/19/78

Bruce Wallace
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

FILE BOX 3

WARRANTY DEED

FROM
LUCILLE UPSHAW

TO
DANNY LEE HUTSON ET UX

D 6 4 8 4 2

IDENTIF. REFERENCE

AUG 25 10 31 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

AUG25'76	CONV	25,500.00			
AUG25'76	S'TAX		B*	66.30	
AUG25'76	PR'FEE		B*	.50	
AUG25'76	W'DEED		B*	4.00	* 70.80