BOOK 5096 PAGE 976

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Thompson, Liebergen, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP OR PARCEL NUMBERS
Ronald W. Wise and wife, Patricia V. Wise (NAME)	(NAME)	132-14
870 Robertson Academy Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	40 pw
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)----------Dollars,

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

DEC15 76	CONV	61,000.00			
DEC15 76 S'TAX			B*	158.60	
DEC15 76 PR'FEE			B*	.50	
DEC15 76	W'DEED		B*	4.00	* 163.10

I, Robert Henry Hutcheson, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said Robert W. Wise and wife, Patricia V. Wise, their

~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 52 on the Plan of Oak Hill Valley, as of record in Book 1835, pages 15 and 16, Register's Office for said County.
Said Lot No. 52 fronts 200 feet on the northerly side of Robertson Academy Road and extends back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Robert Henry Hutcheson, Jr., by deed from Janet Kauderer Hutcheson, of record in Book 4865, page 747, and also being the same property conveyed to Robert H. Hutcheson, Jr., and wife Janet K. Hutcheson by deed from J. C. Schutt, R. S. Reynolds, and W. H. McCord, Trustees of the Glen Leven Presbyterian Church, of record in Book 4165, page 672, Register's Office for said County, the said Robert H. Hutcheson, Jr., and Robert Henry Hutcheson, Jr., being one and the same person. The said Nancy Yvonne Caldwell Day Hutcheson joins in the execution of this document for the purpose of conveying any interest she may have in this property by reason of her marital status.

This conveyance is made subject to the following encumbrances:
1. 1976 taxes to be prorated and assumed by Grantees.
2. A 10-foot easement for public utilities along the rear line, 75-foot building setback line from Robertson Academy Road, and conditions of (cont.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 61,000.00

Subscribed and sworn to before me, this the 13 day of December 19 76

Affiant Ronald W. Wise

My commission expires: August 13, 1980 (Affix Seal)

Notary Public Jerry Ray Mosse

This is improved (XX) unimproved ( ) property, known as 870 Robertson Academy Road, Nashville, Tennessee 37220
(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 Ronald W. Wise and wife, Patricia V. Wise, 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, except as stated above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Ronald W. Wise and wife, Patricia V. Wise, their

~~successors~~, heirs and assigns, against the lawful claims of all persons.

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

Robert Henry Hutcheson, Jr.

Nancy Yvonne Caldwell Day Hutcheson

Nancy Yvonne Caldwell Day Hutcheson

JERRY RAY MOSSE NOTARY PUBLIC LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Terry Ray Moore, a Notary Public in and for said County and State, Robert Henry Hutcheson, Jr.

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 13 day of December, 19 76.

Terry Ray Moore Notary Public

Commission expires August 13, 1980

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.....

(cont.)
owner's certificate, as shown on plan of record in Book 1835, pages 15 and 16, Register's Office for said County.
4. Restrictive covenants contained in an instrument of record in Book 1788, page 186, and Book 1809, page 539, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, Dalley A. Whitfield, a Notary Public in and for said County and State, Nancy Yvonne Calhoun Ray Hutcheson the within named 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 Brentwood, Tennessee, this 24th day of November, 1976.

Dalley A. Whitfield
Notary Public

My commission expires:
10/24/77

WARRANTY DEED

FROM
Robert Henry Hutcheson, Jr.

TO
Ronald W. Wise and wife,
Patricia V. Wise

Filed 12 Exd.

D81309

IDENTIF. REFERENCE

DEC 15 1 52 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238