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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 $44,080.28

Charlotte G. Ramirez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 1977.

Frank M. Newman
Notary Public

MY COMMISSION EXPIRES: Nov. 20, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Frank M. Newman, Attorney, 2623 Lebanon Rd., Donelson, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charlotte G. Ramirez (NAME) | National Mortgage Co. (NAME) | 84-10-75 |
| 2120 Brookview Drive (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | |
| Donelson, Tenn. 37214 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee (CITY) (STATE) (ZIP) | |

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~~ I, GEORGE THOMAS HUTCHINS, JR., an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLOTTE G. RAMIREZ, a widow

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:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, pages 100 and 101, Register's Office for said County.

Said Lot No. 79 fronts 145.9 feet on the northwesterly side of Brookview Drive, and runs back 183.4 feet on the northeasterly line and 216.3 feet on the southwesterly line, to the right-of-way of the T.C. Railroad, measuring 97.8 feet thereon.

Being the same property conveyed to George Thomas Hutchins, Jr., and wife, Willie Jaye Hutchins, by deed from June Ann Farmer, of record in Book 5126, page 56, Register's Office for Davidson County, Tennessee. The said Willie Jaye Hutchins having conveyed her interest in said property to George Thomas Hutchins by deed of record in Book 5158, page 795, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the lien secured by a deed of trust of record in Book 5126, page 58 in the Register's Office for Davidson County, Tennessee the obligation to pay which is hereby assumed by the grantee herein.

This is ( ) unimproved ( ) improved property, known as 2120 Brookview Drive, Donelson, Tennessee 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 29th day of June, 19 77

George Thomas Hutchins, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Frank M. Newman, a Notary Public in and for said County and State, the within named GEORGE THOMAS HUTCHINS, JR.

the 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 29th day of June 1977

Commission expires Nov. 20, 1978

Frank M. Newman
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

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WARRANTY DEED

FROM
GEORGE THOMAS HUTCHINS, JR.

TO
CHARLOTTE G. RAMIREZ

IDENTIFICATION REFERENCE

JUN 30 10:49 AM '77

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|---|---|---|---|---|---|
| JUN 30 77 | CONV | 40,080.22 | | | |
| JUN 30 77 | ST TAX | | 8* | 114.66 | |
| JUN 30 77 | PR FEE | | 8* | .50 | |
| JUN 30 77 | W DEED | | 8* | 4.00 | * 119.16 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.