This instrument prepared by
George E. Mudter, Jr., Attorney
10th Floor, First American Center
Nashville, Tn 37238

BOOK 5174 PAGE 473

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. P. Ethridge and Maeola H. Hutchinson (NAME)	Guaranty Mortgage Company Division (NAME)	M-42-11
639 Heritage Dr. (STREET ADDRESS OR ROUTE NUMBER)	10th Floor, First American Center (STREET ADDRESS)	P-99
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37238 (CITY) (ZONE) (STATE)	110-42491

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) x x x x x x x x x x x x x x x x x x x x x x x x x x x x *Dollars,*

and other good and valuable considerations the receipt of all of which is hereby acknowledged,

JAMES M. FISCHER, JR. and wife, MARY V. FISCHER,

have this day bargained and sold, and do hereby transfer and convey unto the said

W. P. ETHRIDGE, unmarried, and MAEOLA H. HUTCHINSON, unmarried, their

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

Land in Davidson County, Tennessee, Being Lot No. 11 on the Plan of Heritage Village, Section 2, as of record in Book 4460, page 160, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the property conveyed to James M. Fischer, Jr., by deed from J. J. Foley, Jr., Trustee, of record in Book 4781, page 392, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4424, page 740, said Register's Office.

JUL22	CONV	58,500.00		
JUL22	S'TAX		B* 152.10	
JUL22	PR'FEE		B* .50	
JUL22	W'DEED		B* 4.00	* 156.60

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $58,500.00

Subscribed and sworn to before me, this the 20th day of July 1977

James M. Fischer Jr.
Affiant

My commission expires 4/26/78 (Affix Seal)

[signature]
Notary Public

This is ~~unimproved~~ improved (X) property, known as 639 Heritage Drive, Madison, Tennessee, 37115 (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

W. P. Ethridge and Maeola H. Hutchinson, 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 for 1977 Taxes which have been prorated and assumed by the Buyers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

W. P. Ethridge and Maeola H. Hutchinson, their

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

Witness our *hand* s *this* 20th *day of* July, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary V. Fischer
Mary V. Fischer

James M. Fischer Jr.
James M. Fischer, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Wilson D. Smith *, a Notary Public in and for said County and State,* James M. Fischer, Jr., and wife Mary V. Fischer

the within named 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* 20th *day of* July *, 19* 77.

Mrs Wilson D Smith *Notary Public*

Commission expires 4/26/78

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 .....

WARRANTY DEED

FROM
JAMES M. FISCHER, JR. and wife

TO
W. P. ETHRIDGE and MAEOLA H. HUTCHINSON

E 15957

IDENTIF. REFERENCE

JUL 22 2 03 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

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

File: George E. Mudter, Jr., Atty.