This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5273 PAGE 582

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred J. Hutchison	Same	Map 78
(NAME) 321 Wilburn Hill Cir 106	(NAME)	Parcel 17
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	
(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 by Fred H. Hutchison and wife, Marcia J. Hutchison and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Roy Neill Acuff and Aubrey C. Acuff,

have this day bargained and sold, and do hereby transfer and convey unto the said Fred J. Hutchison and wife, Marcia J. Hutchison,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to surveys made by Hickerson and Smith, Engineers, December 13, 1965 and Southern Land & Associates, Inc., April 7, 1978, as follows:

Beginning at an iron pin in the easterly margin of Old Hickory Blvd. at the northwest corner of the property conveyed to Wilburn Earl Harrison and wife, by deed from Joe W. Collier, et al, of record in Book 4390, page 261, said Register's Office for said County; thence with Harrison's northerly line southeasterly 553 feet to an iron pin; thence northeasterly 245 feet to an iron pin at the southeast corner of the property conveyed to Peter K. Nikonovich and wife, Slyvia Jean Nikonovich, by deed from William D. Johnson and wife, Virgie M. Johnson, of record in Book 4447, page 360, said Register's Office; thence with Johnson's southerly line northwesterly 567 feet to an iron pin in the easterly margin of Old Hickory Blvd; thence with said Blvd. southerly 248 feet to the beginning.

Being the same property conveyed to Roy Neill Acuff and Aubrey C. Acuff, by deed from Ralph P. Smith, of record in Book 4604, page 703, said Register's Office, the said Roy Neill Acuff and Aubrey C. Acuff having since divorced of record in Minute Book 93C, page 886, Fourth Circuit Court of Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4001, page 385, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 5,500.00 *

Subscribed and sworn to before me, this the 14th day of April 19 78

My commission expires: 4-21-80 (Affix Seal)

x Fred J. Hutchison
Affiant

Mary Ens
Notary Public

This is improved ( ) unimproved (X) property, known as ..... (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 Fred J. Hutchison and wife, Marcia J. Hutchison, 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 1978 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Fred J. Hutchison and wife, Marcia J. Hutchison, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 14th *day of* April, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Roy Neill Acuff

x Aubrey C Acuff

BOOK 5273 PAGE 583

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Roy Neill Acuff and Aubrey C. Acuff

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* 14th *day of* April, *19* 78.

Mary Ensey
Notary Public

Commission expires 4/21/80

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

CO 5,500.00	MO
WD 4.00	MS
TD	ST 14.30
CC	ST
MR	PF .50
UCC	TOTAL 18.80

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM

Roy Neill Acuff et al

TO

Fred J. Hutchison et ux

E 5991.5

IDENTIF. REFERENCE

Apr 14 1 29 PM '78

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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