This instrument prepared by: Homer R. Ayers, Attorney, 223 Madison Street, Madison, TN 37115

filed

BOOK 5648 PAGE 858

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL HUTCHISON, ET UX	Federated Financial Mortgage	Map 52-9
(NAME)	(NAME)	
1020 Falls Avenue	P. O. Box 1588	Parcel 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Smyrna, GA 30080	11 D 67815
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars.*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5298, page 245, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same,

CURTIS M. GRACE AND WIFE, CHARLOTTE M. GRACE, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said MICHAEL HUTCHISON AND WIFE, SUSAN HUTCHISON, hereinafter referred to as Grantees, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots 9, 10, 11 and reserve tract of Montague, Valley of Rest as of record in Book 4955, page 102, Register's Office for said County, more fully described as follows:

Said Lot No. 1 fronts 63.19 feet on the northwesterly margin of Falls Avenue and extends back 201.21 feet on the southwesterly line and 220.92 feet on the northeasterly line to a dead line in the rear measuring 60.0 feet thereon.

Being the same property conveyed to Curtis M. Grace and wife, Charlotte M. Grace, by deed from Fred J. Hoffman, unmarried, of record in Book 5298, page 243, 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 $ 54,464.83

Subscribed and sworn to before me, this the 2nd day of September 19 80.

Affiant Michael Hutchison Susan Hutchison

My commission expires: 3/15/81 (Affix Seal)

Notary Public Carolyn T. Wadley

This is improved XX unimproved ( ) property, known as 1020 Falls Avenue, Madison, TN 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 ..... Grantees, 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.*

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

Witness our *hands this* 2nd *day of* September *19* 80 *, the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Curtis M. Grace

Charlotte M. Grace

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURTIS M. GRACE AND WIFE, CHARLOTTE M. GRACE

the within named bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison Tennessee, this 2nd day of September 19 80

Cindy J. Waddey Notary Public

Commission expires 3/15/81

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

CURTIS M. GRACE, ET UX

TO

MICHAEL HUTCHISON, ET UX

G 0 6 8 7 3

IDENTIF. REFERENCE

SEP 10 8 30 AM '80

FELIX Z. WILSON (C REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5648 PAGE 860

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54464.83- CO	
			141.70 CO TX	
			.50 PRFEE	
			6.00 WDETD	
			CHECK 143.20-	
			1116A09/10/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G06873

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IDENTIF. REFERENCE

SEP 10 8 30 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 779011