Prepared by: WILLIAM D. CASTLEMAN
Attorney at Law
219 Second Avenue, North
Nashville, Tenn. 37201

2454 09/16 153.66- CHECK

WARRANTY DEED

BOOK 5651 PAGE 342

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roberta Frances Kessler	Roberta Frances Kessler	Map 50
(NAME) 3545 Dickerson Road	(NAME) 3545 Dickerson Road	Par. 61
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	11D-2095
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100
($10.00)---------- *Dollars,*

cash in hand paid by the grantee; ROBERTA FRANCES KESSLER, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, ARCHIE F. HUTTON and wife, E. JOICE HUTTON,

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

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

Being Lot No. 4 on the Map of A. C. WEBB'S SUBDIVISION of the North 17.50 acres of his Demoville Tract, as of record in Book 974, Page 27, said Register's Office.
Said Lot No. 4 fronts 100 feet on the easterly side of Dickerson Pike, as widened, and runs back between lines, as measured from the center line of the Dickerson Pike, 1403 feet, more or less, on the north line and 1382, feet, more or less, on the south line, to a dead line, on which it measures 100 feet, more or less, containing 3.12 acres.

INCLUDED in the above described tract, but EXCLUDED from this conveyance is the following described tract:
Being an easterly portion of Lot No. 4 on the Map of A. C. Webb's Subdivision of the N. 17.50 acres of his Demoville Tract, as of record in Bk. 974, Page 27, Register's Office for said County, and described according to a survey dated Februaty 10, 1973, made by Wayne S. Cooper, Sr., Surveyor, as follows:
BEGINNING at an iron pin in a fence located 557 feet, more or less, east of the center line of Dickerson Road, and being the northwesterly corner of the tract herein described and the northeasterly corner of the remaining property of Thomas F. Davenport and wife; thence South 88 deg. 15' East 837 feet to an iron pin; thence South 1 deg. 45' west 100 feet to an iron pin; thence North 88 deg. 15' West 837 feet to an iron pin in a fence; thence North 1 deg. 45' East 100 feet to the beginning, containing 1.92 acres, more or less, and being the same (cont'd. on reverse side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,650.00

Subscribed and sworn to before me, this the 15th day of September 19 80

Affiant

My commission expires: October 18 1981
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3545 Dickerson Road, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.

Whenever 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 our hands this 15th *day of* September, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. Joice Hutton
E. JOICE HUTTON

Archie F. Hutton
ARCHIE F. HUTTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ARCHIE F. HUTTON and wife, E. JOICE HUTTON,

*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* 15th *day of* September, *19*80.

Kathy J. Ives Bynum *Notary Public*

Commission expires October 18, 1981

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 .....

LEGAL DESCRIPTION, cont'd. from Page No. 1--

property that was conveyed to Alan C. Smith and wife, Mary S. Smith, by deed from Thomas F. Davenport and wife, Elise B. Davenport, by deed of record in Book 4706, Page 519, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Archie F. Hutton and wife, E. Joice Hutton, by deed from Thomas F. Davenport and wife, Elise B. Davenport, of record in Book 5638, Page 3, Register's Office for Davidson County, Tennessee.

File Box #9

WARRANTY DEED

FROM
ARCHIE F. HUTTON, ET UX

TO
ROBERTA FRANCES KESSLER

G 0 7 9 0 6

IDENTIF. REFERENCE

SEP 16 10 00 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5651 PAGE 344

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
			56650.00- CO	
			147.16 CO TX	
			.50 PRFEE	
			6.00 WDESD	
			CHECK 153.66-	
2454	09/16/80	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 07.90 6

T
IDENTIF. REFERENCE

SEP 16 10 00 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 780308