WARRANTY DEED

7251 07/17 146.PC CHECK

THIS INSTRUMENT WAS PREPARED BY
ROCHELLE & CALLIS — ATTORNEYS AT LAW

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Michael B. Ashworth	First Tennessee Bank, N.A., Memphis	Map- 44-15
(NAME) 901 Hadley Avenue	(NAME) P. O. Box 474	Parcel - 129
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS) Memphis, TN 38101	F. B. #4D - 35590
(CITY) (STATE) (P.O. ZIP)	(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, GARY E. HUTTON and wife, CONNIE S. HUTTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL B. ASHWORTH and wife, PAMELA D. ASHWORTH, as tenants by the entireties,

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:

Being Lot No. 288 on the Plan of Section A, Village of Old Hickory as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 288 fronts 83.0 feet on the east side of Hadley Avenue and extends back 103.9 feet on the north line and 103.8 feet on the south line to a dead line measuring 83.0 feet thereon.

Being the same property conveyed to Gary E. Hutton and wife, Connie S. Hutton by deed of record in Book 5516, Page 959, Register's Office of Davidson County, Tennessee.

As part of the consideration hereof Grantees assume the indebtedness owing to First Tennessee Bank, N.A., Memphis, as evidenced by instrument of record in Book 5516, Page 962, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:
(1). Setback lines, easements and other encumbrances contained in the Plat of this property of record in Book 1425, Page 68, Register's Office of Davidson County, Tennessee, which shows a 10 foot easement for public utilities along the rear line of the premises with gas, electric and water lines contained therein and a swere line running along the rear line.
(2). Building and use restrictions contained in a deed from E.I. du Pont de Nemours and Company to John H. Leath of record in Book 1913, Page 212, Register's Office of Davidson County, Tennessee.

unimproved( )
This is improved (X) property, known as 901 Hadley Avenue, Old Hickory, TN 37138.

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,successors, assigns 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.

POSSESSION to be given date of Deed plus 45 days.

Witness our *hand* s *this* 15th *day of* July, 19 81.

Gary E Hutton
GARY E. HUTTON

Connie S. Hutton
CONNIE S. HUTTON

STATE OF TENNESSEE)
COUNTY OF WILSON)

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named GARY E. HUTTON and wife, CONNIE S. HUTTON the bargainor(s) XXXXXXXXXX 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 Mt. Juliet, Tennessee, this 15th day of July, 1981.

Commission Expires: 6-12-85

Marilyn A. Pierce
Notary Public

MARILYN A. PIERCE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF)
COUNTY OF)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, Themselves) to be the and respectively of the within named bargainor, a corporation, and that (he, they) as such and being authorized so to do, executed the foregoing instrument for the purpose 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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
GARY E. HUTTON
and wife,
CONNIE S. HUTTON

TO
MICHAEL B. ASHWORTH
and wife,
PAMELA D. ASHWORTH

G 5.1.121

IDENTIF. REFERENCE

JUL 17 8 43 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail - Rochelle & Callis
ATTORNEYS
226 N. Mt. Juliet Road
LEBANON and MT. JULIET
TENNESSEE
37122

STATE OF TENNESSEE)
COUNTY OF WILSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $54,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Michael Blair Ashworth
Affiant

Subscribed and sworn to before me this the 15th day of July, 1981.

Marilyn A. Pierce
NOTARY PUBLIC

MARILYN A. PIERCE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 6-12-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			54000.00- CO	
			140.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	146.90-
7251	A	07/17/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.1.1 2 1

IDENTIF. REFERENCE

JUL 17 8 43 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 833138