WARRANTY DEED

BOOK 5779 PAGE 358

FROM: Robert H. Hutcheson and wife, Rebecca K. Hutcheson, Grantors

TO: Roney O. W. Guinn and wife Betty Z. Guinn, Grantees

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: Roney O. W. Guinn and Betty Z. Guinn
4300 Charlotte Ave
Nashville, Tennessee
37209

Send Tax Bills To: Same

Map-Parcel Numbers: 91-16-156

Field Book Numbers: 12W-03330

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-Five Thousand and 00/100 Dollars ($45,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 5 day of August, 1981.

Notary Public

My Commission Expires: 1/20/85

FOR AND IN CONSIDERATION OF the sum of Forty-Five Thousand and 00/100 Dollars ($45,000.00), of which the Grantees have paid the sum of Six Thousand Dollars ($6,000.00) cash, and for the remainder of which they have executed a promissory note in the amount of Thirty-Nine Thousand Dollars ($39,000.00) secured by a deed of trust being recorded simultaneously herewith, Robert N. Hutcheson and wife, Rebecca K. Hutcheson, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Roney O. W. Guinn and wife, Betty Z. Guinn, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots No. 201 and 203 of Block No. 18 Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.
>
> Said Lot No. 201 fronts 30.5 feet on the northerly side of Charlotte Ave. and runs back between parallel lines with the westerly margin of 43rd Ave. North 150 feet to an alley.
>
> Said Lot No. 203 fronts 25 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Robert N. Hutcheson, by deed from Mrs. Dorothy Petrone, Michael A. Petrone Jr., John Phillip Petrone, Gayle Petrone Cooper and Edward J. Petrone,

the widow and heirs-at-law of Dr. Michael A. Petrone, deceased of record in Book 5189, page 214, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4300 Charlotte Avenue, Nashville, Tennessee.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for the lien for 1981 taxes which have been prorated and will be paid by the Grantees.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 1st day of August, 1981.

5407 4

IDENTIF. REFERENCE

AUG 5 4 01 PM '81

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

RUSH

Robert N. Hutcheson
ROBERT N. HUTCHESON

Rebecca K. Hutcheson
REBECCA K. HUTCHESON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. A. Campbell, a Notary Public in and for said County and State, the within named ROBERT N. HUTCHESON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 1st day of August, 19 81.

J. A. Campbell
Notary Public

My Commission Expires: 4/18/82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. A. Campbell, a Notary Public in and for said County and State, the within named REBECCA K. HUTCHESON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 1st day of August, 19 81.

J. A. Campbell
Notary Public

My Commission Expires: 4/18/82

WHW/7-23-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5779 PAGE 360

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
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 123.50-	
0830A08/05/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G5.4.0.7.4

IDENTIF. REFERENCE

AUG 5 4 02 PM '81

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

No. 836594