Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James Blair Hutchins
3821 Lookout Drive
Nashville, TN. 37209

SEND TAX BILLS TO:
Troy and Nichols, Inc.

P.O. Box 4025
Monroe, LA 71211-4025

MAP-PARCEL NUMBERS:
MAP 103-4
PARCEL 297
11W-85045

WARRANTY DEED

BOOK 6818 PAGE 331

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lori Ann Sullivan now known as Lori A. Likins, and Leila M. Sullivan hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Blair Hutchins and wife, Rosemary T. Hoffman hereinafter called the Grantee, Grantee's heirs 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 Lot No. 45 on the Second Revised Plan of Valley View Subdivision, Section One, of record in Book 2331, page 113, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Lookout Drive at the corner of Lots 44 and 45; thence with the line between said lots southerly 104.6 feet to the north line of a 15 foot easement; thence with the margin of the same southwesterly 50.52 feet to the beginning of a curve; thence around said curve westerly 31.4 feet to the easterly margin of Sentinel Drive; thence with the margin of the same northwesterly 65 feet to the beginning of a curve; thence around said curve northerly 39.27 feet to the southerly margin of Lookout Drive; thence with the margin of the same easterly around a slight surve 112.84 feet to the point of beginning.

BEING the same property conveyed to Lori Ann Sullivan and Donald M. Sullivan and wife, Leila M. Sullivan by deed from Danny Lerdell Walker and wife, Mildred L. Walker, of record in Book 5388, page 40, said Register's Office. The said Donald M. Sullivan has since died.

The property herein conveyed is subject to restrictive covenants of record in Book 2446, page 146 and amended in Book 2487, page 19, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 3821 Lookout Drive, Nashville, TN. 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of March, 19 86.

Leila M Sullivan
Leila M. Sullivan

Lori A Likins
Lori A. Likins

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of March, 1986, before me personally appeared Lori A. Likins and Leila M. Sullivan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 41,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of March, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Lori A. Likins and Leila M. Sullivan

to:
James Blair Hutchins and wife, Rosemary T. Hoffman

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24713

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 1 2 47 PM '86

IDENTIFICATION REFERENCE

87 8 2 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

FOR

BOOK 6818 PAGE 333

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			41000.00- CAMT 106.60 CSTAX .50 PRFEE 6.00 WDEED CHECK 113.10-	
04/01/86	BAL			.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87821

IDENTIFICATION REFERENCE

APR 1 2 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232863