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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Ronald Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 1986.

N. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: 1-10-88

(AFFIX SEAL)

File 27

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Dutton (NAME)	Lomas and Nettleton Company (NAME)	148-3
1455 Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 660721 (STREET ADDRESS)	41
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75266 (CITY) (STATE) (ZIP)	5DU-12321

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, Timothy A. Savage

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Dutton and wife, Karen C. Dutton

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:

LAND in Davidson County, Tennessee, being Lot No. 301, Section 3, Cherokee Hills, of record in Book 3500, page 79, Register's Office for said County.

SAID Lot No. 301, which is corner lot, fronts 105.0 feet on the southwesterly margin of Antioch Pike and fronts 114.5 feet on the northwesterly margin of an unnamed street, said frontages being joined by a curve having a length of 39.3 feet, and extends back 102.0 feet on the northwesterly line and 125.4 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Timothy A. Savage by deed from Melinda G. Savage of record in Book 5491, Page 610, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3703, page 311 said Register's Office.

This conveyance is subject to any and all existing easements of record.

57591

IDENTIFICATION REFERENCE

Oct 29 9 58 AM '86

FILED & RECORDED
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 1455 Antioch Pike, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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.

Witness his hand this 24th day of October, 19 86

Timothy A. Savage Timothy A. Savage

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy A. Savage

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 seal at Brentwood, Tennessee, this 24th day of October 19 86.

Commission expires 1-10-87

N. Eddie Smith
Notary Public

STATE OF TENNESSEE
Davidson County

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Timothy A. Savage

TO

Ronald Dutton and wife, Karen C. Dutton

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

55000.00- CAMT
154.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 160.50-
9598A10/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57591

IDENTIFICATION REFERENCE

Oct 29 9 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05722