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THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Boyd A. Simmons	Same	Map 158-07
6204 Melbourne Drive		Parcel 38
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Robert Neil Hutcheson and wife, Rebecca E. Hutcheson

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Boyd A. Simmons and wife, Ethel B. Simmons

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot 33 of Forrest Trails Subdivision, Section 2, of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee.

Beginning at the north most point of lot 33 and being a common boundary of lots 33, 34 and 38, thence S 40 deg. 54' E, 260.0 feet; thence S 80 deg. 28' E 397.5 feet to a concrete marker, this being the community boundary line of lots 33 and 34; thence S 72 deg. 55' E, 80.00 feet to a concrete marker, thence S 17 deg. 05' W, 150.20 feet to a concrete marker; thence N 88 deg. 05' W, 382.70 feet to a point; thence N 87 deg. 41' W, 240.4 feet to a concrete marker; thence N 4 deg. 12' E to the point of beginning, and containing 3.40 acres more or less.

Being the same property conveyed to Robert Neil Hutcheson and wife, Rebecca E. Hutcheson by deed from Jay Construction Company of record in Book 4771, page 157, Register's Office for Davidson County, Tennessee.

This property has an ingress and egress driveway easement as well as public utility easement from Melbourne Drive on and across lots 34 and 35 which is shown on the plat of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee, however this easement is subservient to the TVA power line easement of record in Book 2276, page 402, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2435, page 237, and amended covenants in Book 2603, page 449; and in Book 4169, page 719, said Register's Office.

In addition to the TVA power line easement, there is granted a 10 foot public utility and drainage easement as shown on the plat of record.

This lot is subject to a 3 x 15 utility anchor easement of record on the plat of record.

This description is the same as used in the previous deed.

This is unimproved property known as Lot 33 Forrest Trails Subdivision Section 2.

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 assigns, to warrant and defend title 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 our hands this 6th day of November, 1991.

Rebecca E Hutcheson
REBECCA E. HUTCHESON

Robert Neil Hutcheson
ROBERT NEIL HUTCHESON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7252 11/07 0101 03CHECK 44.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Neil Hutcheson and wife, Rebecca E. Hutcheson, the within named bargainors, 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 6th day of November, 1991.

My Commission Expires:
12-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10,000.00.

B Simmons
AFFIANT

Subscribed and sworn to before me this 6th day of November, 1991.

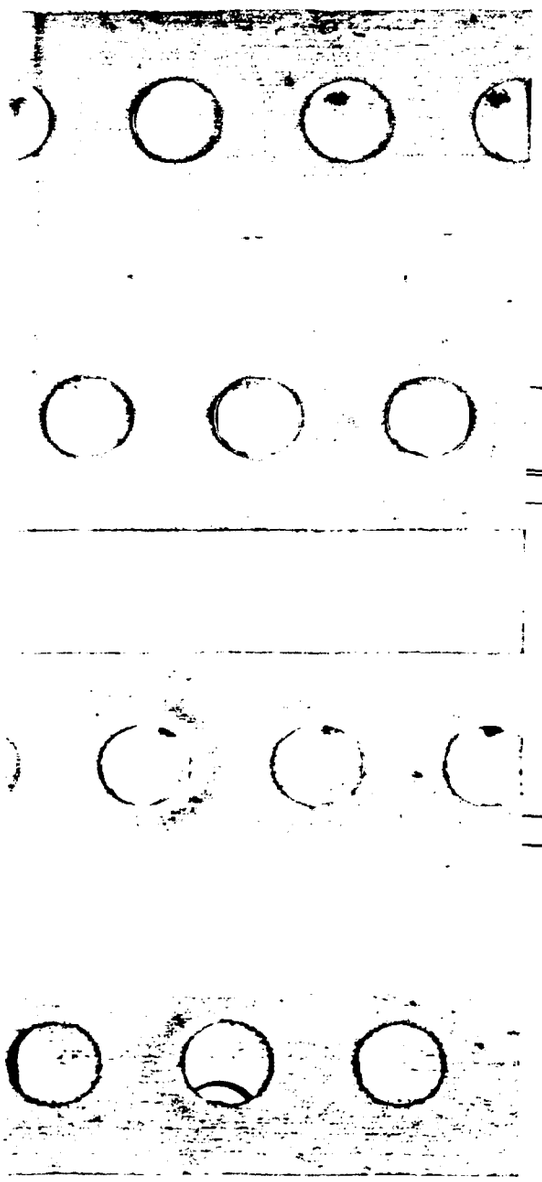
My Commission Expires:
12-24-93

Phyllis Keenan
NOTARY PUBLIC

6029

IDENTIFICATION

Nov 7 9 40 AM '91



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

CAMT 100000.00
ERR CO
CAMT 100000.00-
CAMT 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 6.00
TOTAL 44.00
BANK 44.00
CHECK 44.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/07/91 01 09:42 0001 7252

60292

IDENTIFICATION REFERENCE

Nov 7 9 40 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 474389