Mail 315 West Main Street, Hendersonville, TN. 37075

This instrument prepared by Escrow Corporation of Nashville, [illegible]

WARRANTY DEED

BOOK 9415 PAGE 873

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
[illegible]
315 West Main Street
Hendersonville, TN. 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Vance C. Cummings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 19 94

Notary Public

MY COMMISSION EXPIRES: 5/23/98

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
VANCE C. CUMMINGS, et ux	Mortgagee SOUTHEASTERN MORTGAGE OF TN., INC.	51-14
(NAME)	(NAME)	
641 Lemont Drive	565 Marriott Drive, Suite 250	11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37216	Nashville, TN. 37214	12DZ 13845
(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, FRANCES H. YOUNG, CARL THOMAS HUTSON and JOHN SHOFFNER HUTSON, all the heirs-at-law of BESSIE . HUTSON, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VANCE C. CUMMINGS and wife, LISA P. CUMMINGS

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. 187 on the Plan of Gra-Mar Acres, Section X, of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description; AND

Being part of atract marked "Reserved for Future Development: and shown on the Plan of Section 10, Gra-Mar Acres, of record in Book 2663, page 34, Register's Office for said County, and being shown on an unrecorded survey of a Division of said Reserved Tract, made by Barge, Waggoner and Sumner, Inc., Engineers, dated June 26, 1959, and described as follows:

Beginning at a point the common westerly corner of Lots 186 & 187; thence with the line between said lots, if extended, North 47° 03' West 427.72 feet to the east margin f Walton Lane; thence with the margin of the same, North 3° 17' East 178.01 feet to a point; thence South 54° 10' East 539.36 feet to a point in the center of the west terminus of Kelso Drive; thence along the west terminus of said Drive, and along the west line of Lot 187, South 41° 13' West 203.89 feet to a point, being the point of beginning. INCLUDED IN THE**** part of

Being the same property conveyed to Carl H. Hutson and wife, Bessie S. Hutson, by deed of record in Book 4162, page 856, Register's Office for Davidson County, Tennessee. The said Carl H. Hutson and wife, Bessie S. Hutson having since died . Carl H. Hutson predeceased Bessie S. Hutson. The Last Will and Testament of

unimproved ( )
This is improved (X) property, known as 641 Lemont Drive, Nashville, Tennessee 37216
(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 our hand s this 18th day of July, 19 94

Frances H. Young
FRANCES H. YOUNG

Carl Thomas Hutson
CARL THOMAS HUTSON

John Shoffner Hutson
JOHN SHOFFNER HUTSON

BOOK 9415 PAGE 874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances H. Young, Carl Thomas Hutson and John Shoffner Hutson

the bargainor S, 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 Goodlettsville, Tennessee, this 18th day of July, 19 94.

Commission Expires 5/23/98

, Notary Public.

STATE OF

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 0152 07/25 0101 03CHECK 340.16

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 Tennessee.

on this the day of , 19

My commission expires

Notary Public

MAIL ENV.

94 JUL 25 AM 8:43

DAVIDSON COUNTY, TN.

74073

Bessie S. Hutson is recorded simultaneously herewith naming as her heirs, Frances H. Young, Carl Thomas Hutson and John Shoffner Hutson.

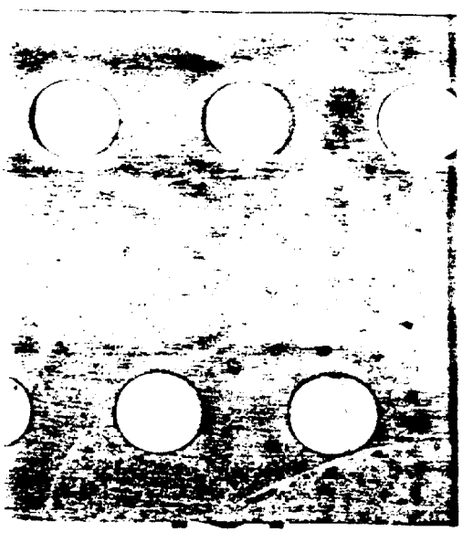
ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Being part of Lot No. 187 and part of a Tract marked "Reserved for Future Development" and shown on the Plan of Section 10, Gra-Mar, as of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee, and being shown on an unrecorded survey of a Division of said Reserved Tract, made by Barge, Waggoner and Sumner, Inc., Engineers, dated June 26, 1959, and described thereon as Tract 187-A, and together described as follows:

Beginning at a point in the corner of the west terminus of Kelso Drive; thence along the west terminus of said Drive, 25 feet, to a point in the west margin of Kelso Drive, said point being the northeast corner of Lot No. 187 on said Plan; thence southeasterly 40.59 feet along a curve that has a 475-foot radius on the west margin of Kelso Drive to a point on the south margin of Briley Parkway; thence South 66° 36' 09" West 140.91 feet along the south margin of Briley Parkway to a point; thence South 44° 06' 55" West 41.35 feet along the south margin of Briley Parkway to a point on the property line between E. G. Woodcock and Carl H. Hutson; thence North 41° 52' 53" West 430.02 feet along the property line between E. G. Woodcock and Carl H. Hutson to a point on the east margin of Walton Lane; thence North 8° 41' 56" West 175.47 feet along the east margin of Walton Lane to a point; thence South 48° 40' 07" East 545.48 feet along the property line between Carl H. Hutson and Fred G. Allen, Jr., to the point of beginning and containing 1.971 acres, more or less.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Carl H. Hutson and wife, Bessie S. Hutson, of record in Book 4845, page 107, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9415 PAGE 875

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 89500.00
CON TX 331.16
PRFEE 1.00
WDEED 8.00
TOTAL 340.16
CHECK 340.16

07/25/94 01 08:43 0001 0152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74073
IDENTIF. & REFERENCE

94 JUL 25 AM 8:43

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 816719