12 TX 58

# WARRANTY DEED

BOOK 10134 PG 376

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Michael W. Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF July 19 96

Diana L. Harris
Notary Public

My Commission Expires Nov. 22, 1997

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael W. Dutton | NEW OWNER | MAP 147-10 |
| (NAME) | (NAME) | |
| 601 Durrett Drive | SAME | PARCEL 98 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Richard Franklin Dutton and wife, Elizabeth Dutton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Dutton and wife, Suzanne 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:

BEING Lot No. 29 on the Plan of Whispering Hills, Section I, as of record in Book 2331, pages 82, 83 and 84, Register's Office for said County, described as follows:

BEGINNING at a point in the southwest margin of Durrett Drive at the corner of Lots 27 and 29; thence southwestwardly with the line between said lots 199 feet to a point; thence S 55 deg. 56' east 97 feet to a concrete marker; thence S 38 deg. 56' east 94 feet to a concrete marker in the northwest margin of Highcrest Drive; thence with the margin of the same northwestwardly 139.3 feet to a point, the beginning of a curve; thence around said curve northwardly 43.9 feet to a point in the southwest margin of Durrett Drive; thence with the margin of the same 195.7 feet to the beginning.

BEING the same property conveyed to Richard Franklin Dutton and wife, Kathleen M. Dutton by deed from Southland Construction Comapny, a Tennessee Corporation, of record in Book 2691, page 207, Register's Office for Davidson County, Tennessee. The said Kathleen M. Dutton having since died leaving the property vested solely in the name of the spouse, Richard Franklin Dutton.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to the Plan of record in Plat Book 2331, pages 82 thru 84; any and all restrictive covenants of record in Book 2481, page 499, and or easements running with the land and taxes for the current year which have been assumed day of close by the Grantees.

NOTE: Elizabeth Dutton the spouse of Richard Franklin Dutton joins in this

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 601 Durrett Drive, Nashville, TN 37211
(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 25th day of July, 19 96

Richard F. Dutton
Richard Franklin Dutton

[redacted]

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 19 9

Commission expires _____

My Commission Expires Nov. 22, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

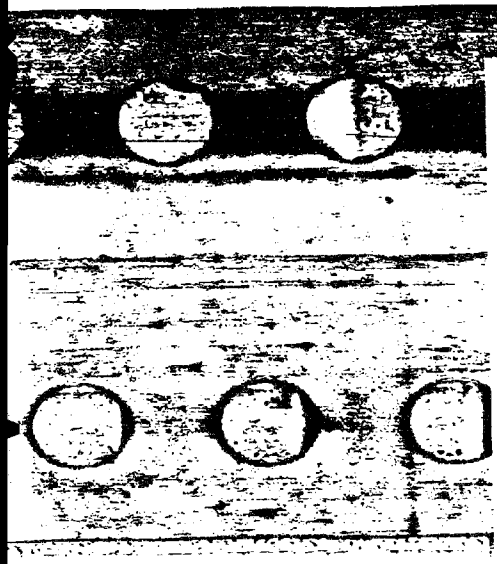
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

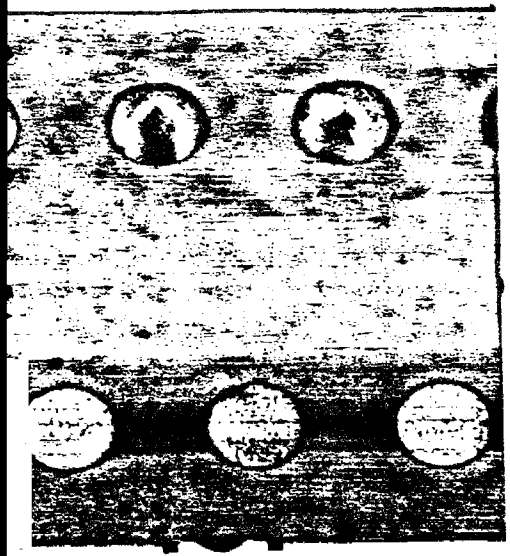
My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUED

conveyance to convey any and all interest she may have in subject property.





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

RECEIVED OF _____

FOR _____

BOOK 10134 PG 378

| | | |
|---|---|---|
| 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 77500.00 |
| | | | | CON TX 286.75 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 295.75 |
| | | | | CHECK 295.75 |
| 07/26/96 | 01 | | | 16:15 0001 9882 |

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0207883
IDENTIF. # REFERENCE

96 JUL 26 PM 4:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.