BOOK 10234 PG 249

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Hetrick	Roy Hutchison and Sarah E.	MAP 83-13
(NAME)	(NAME)	
1202 Boscobel Street	1620 Shelby Ave.	PARCEL 184
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, Tn. 37206	
(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, Roy Hutchison and wife, Sarah E. Hutchison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron Hetrick and wife, Julija Petrova

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. 167 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 50 feet on the southerly side of Boscobel, formerly Magnolia Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Roy Hutchison and wife, Sarah E. Hutchison by deed from Olean Craddock, a widow, of record in Book 3762, Page 164, Register's Office for said County.

Roy Hutchison executes this instrument as Attorney-in-Fact for Sarah E. Hutchison pursuant to Special Power of Attorney recorded simultaneously.

IDENTIF. # REFERENCE

96 OCT 23 AM 9:59
FELIX Z. ... STATE REGISTER
DAVIDSON COUNTY, TN.

3234 10/23 0101 03CHECK 157.00

unimproved ( )
is improved (X) property, known as 1202 Boscobel Street, Nashville, TN 37206
(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 16th day of October 19 96

X Roy H. Hutchison

Roy Hutchison
Sarah E. Hutchison
By: X Sarah E. Hutchison BY Roy H. Hutchison
Roy Hutchison, Attorney-in-fact

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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 Roy Hutchison

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of October 19 96.

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

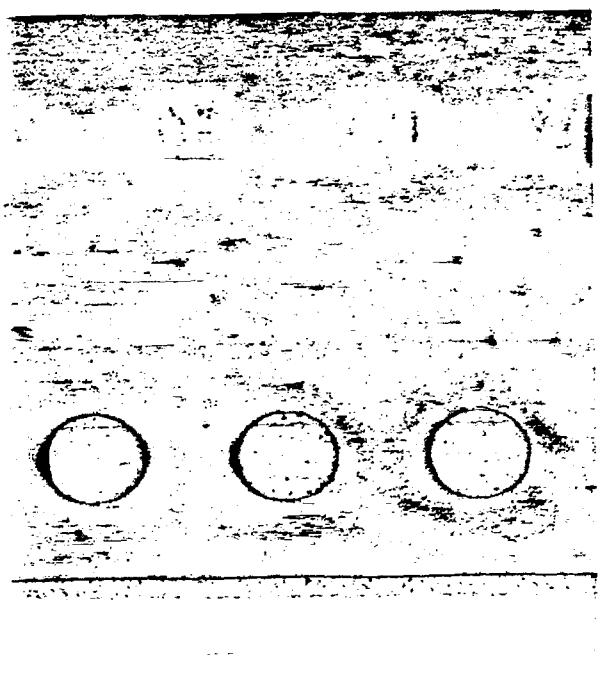
On this 16th day of October, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roy Hutchison, to me known to be the person who executed the foregoing instrument in behalf of Sarah E. Hutchison and acknowledged that he executed the same as the free act and deed of the said Sarah E. Hutchison.

Witness my hand and seal at Goodlettsville, Tennessee, this the 16th day of October, 1996.

Commission expires: 11-27-99

Notary Public

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE



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

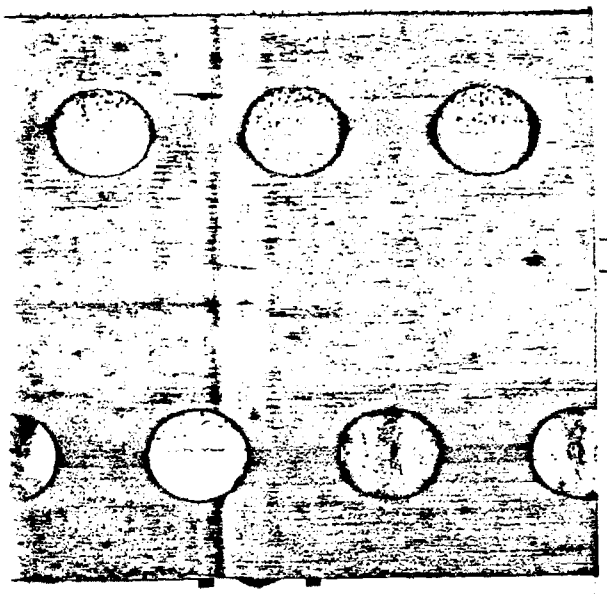
RECEIVED OF _____

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00
10/23/96 01 09:59 0001 3234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239080
IDENTIF. ↑ REFERENCE

96 OCT 23 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080215

No. [redacted]