BOOK 10461 PG 283

0307012

IDENTIFICATION BALANCE

97 MAY 21 AM 11:00

DAVIDSON COUNTY TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38546
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roy Edward Hutton Sylvia Jane Hutton 518 Fairfax Avenue Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-11-061

3337 05/21 0161 03040DK 915.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 245000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William R. Harding and spouse, Margaret Rebecca Harding,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy Edward Hutton and spouse, Sylvia Jane Hutton,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 20 of Block 4 on the Plan of Fairfax Place of record in Plat Book 547, Pages 138 and 139, Register's Office for said County.

SAID Lot No. 20 of Block 4 fronts 73 feet on the northerly margin of Fairfax Avenue and extends back between parallel lines 157.25 feet to the southerly line of Lots 6 and 7.

BEING the same property conveyed to William R. Harding and wife, Margaret Rebecca Harding by deed from Laura L. Gates, a widow of record in Book 2440, Page 186, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 518 Fairfax Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of May, 1997.

William R. Harding

Margaret Rebecca Harding

State of Tennessee
County of Davidson

On this 21st day of May, 1997, before me the undersigned authority, personally appeared **William R. Harding** and **Margaret Rebecca Harding**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

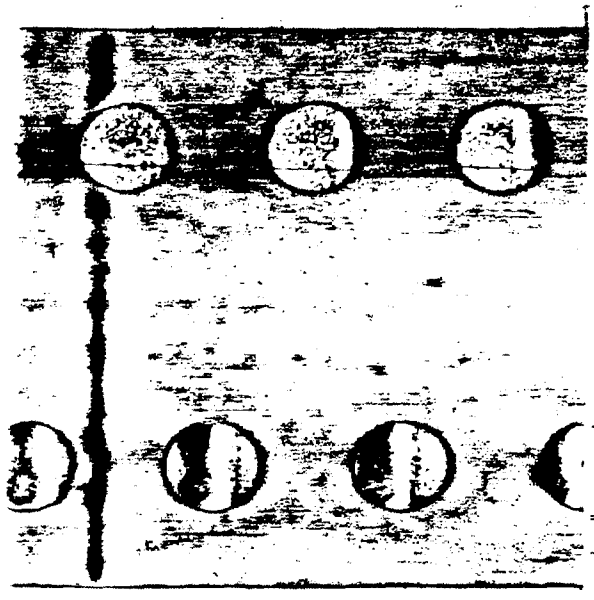
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 245000.00

Affiant

Sworn and subscribed before me on the 21st day of May, 1997.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/98

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

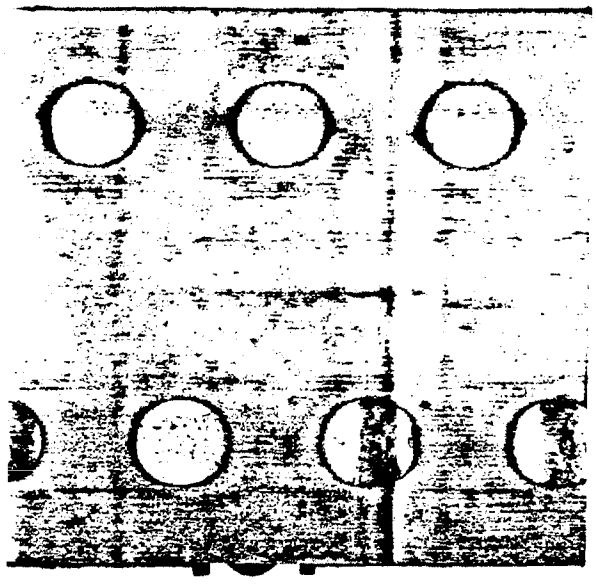
RECEIVED OF _____

FOR _____

BOOK 10461 PG 285

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 245000.00

CON TX 906.50

PRFEE 1.00

MTGED 8.00

TOTAL 915.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 915.50

05/21/97 01 11:01 0001 3337

03070I2

IDENTIFICATION REFERENCE

97 MAY 21 AM 11:00

REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

No.1153338