BOOK 10948 PG 578

Box

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC RUTHERFORD CO.

My Commission Expires 2-19-2002

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$35,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF MAY, 1998.**

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank W. Hutchison	Owner	**60-15-67**
(NAME) 735 Comeo Dr ~~106 Dellway Drive~~	(NAME)	
(ADDRESS) **Nashville, TN ~~37207~~ 37211**	(ADDRESS)	
(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, **Robbie Jarrell Ashburn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank W. Hutchison and Lawrence D. Hutchison and Stephen W. Hutchison**, 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:

DAVIDSON

Land in County, Tennessee, being Lot No. 256 on the Plan of Joywood Heights Section II of record in Plat Book 1130, Page 92 & 93, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Herbert Wesley Ashburn and wife Robbie Jarrell Ashburn by deed of record in Book 2295, Page 156, Register's Office for County, Tennessee.
Herbert Wesley Ashburn having since died.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **106 Dellway Drive, Nashville, TN 37207**
(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.

IDENTIFICATION REFERENCE 0442847

98 MAY 28 AM 10:46

FELIX A. MCCALLEN REGISTER
DAVIDSON COUNTY, TN.

RECEIPT 98128 98-05-28 12:01 03CHECK 138.50

Witness **my/our hand(s)** this **26th day of May, 1998**.

BOOK 10948 PG 579

Robbie Jarrell Ashburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

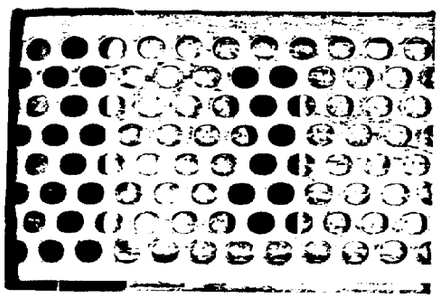
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Robbie Jarrell Ashburn the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5/26/98.

Commission expires: Notary Public

ANGELA M. [illegible]
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002



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

RECEIVED OF _____

FOR _____

BOOK 10948 PG 580

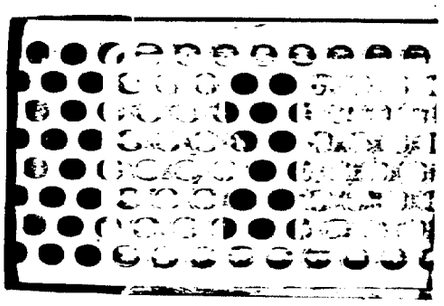
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHMT	35000.00
CON TX	129.50
PRFEE	1.00
MTEED	8.00
TOTAL	138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 138.50

98 05 28 01 10948 0001 2544



0442847
IDENTIF. ↑ REFERENCE

98 MAY 28 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1298499