K 2753

For and in consideration of the sum of Eleven Thousand Five Hundred Fifty and No/100 ------
----------$11,550.00 ---------- DOLLARS

Cash in hand paid by Owen M. Hines, Jr. and wife, Vivian Hargrove Hines, the receipt of which is hereby acknowledged, we,

Andrew T. Sutton and wife, Gertrude W. Sutton

have bargained and sold, and by these presents do transfer and convey unto the said Owen M. Hines, Jr. and wife, Vivian Hargrove Hines

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. 6 on the Plan of Sugar Tree Subdivision, as of record in Book 1424, page 100, Register's Office for said County.
Said Lot No. 6 fronts 80 feet on the westerly side of Cross Creek Road and runs back between parallel lines 315 feet to a dead line.
Being the same property conveyed to Andrew T. Sutton and wife, Gertrude W. Sutton, by deed from Gordon W. Combs and wife, Lila B. Combs, of record in Book 1970, page 41, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Owen M. Hines, Jr. and wife, Vivian Hargrove Hines their heirs and assigns, forever.

And we do covenant with the said Owen M. Hines, Jr. and wife, Vivian Hargrove Hines 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., except 1958 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Andrew T. Sutton and wife, Gertrude W. Sutton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Owen M. Hines, Jr. and wife, Vivian Hargrove Hines, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of June, 19 58

Andrew T. Sutton

Gertrude W. Sutton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Andrew T. Sutton and wife, Gertrude W. Sutton

the bargainor, 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 office, this 25th day of June, 19 58

Commission expires February 1, 1961

A. M. Tenison
Notary Public

WARRANTY DEED

FROM ANDREW T. SUTTON AND WIFE,

TO OWEN M. HINES, JR. AND WIFE, VIVIAN HARGROVE HINES

GUARANTY MORTGAGE CO. OF NASHVILLE

$ E 11550

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 26 day of JUN A.D. 1958 at 11:42 o'clock A
Noted in Book 90 Page 524
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By S. McKinney Dpt. Reg.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G 603