BK 3430

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WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($ 10.00), cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

ALTON SUTTON AND WIFE, DORIS M. SUTTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ALVIS M. JOHNSON AND WIFE, BONNIE M. JOHNSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being the south part of Lot No. 3 of Block "J" on the Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County, together with other property adjoining the south part of said Lot No. 3, and described together as follows:

Beginning at a point in the easterly margin of Delaware Avenue 288.5 feet south of the south margin of Dupont Avenue; thence, with the easterly margin of Delaware Avenue, in a southerly direction 90 feet to a point; thence in an easterly direction, 203.8 feet to a point; thence in a northerly direction, 90 feet to a point, being the southeast corner of the property conveyed to H. K. Kirk by deed of record in Book 1198, page 192, Register's Office for said County; thence in a westerly direction with Kirk's southerly line, 200 feet to the point of beginning.

Being the same property conveyed to Alton Sutton by deed from Malcolm Pat Woodard and wife, Billie Robbie Woodard, of record in Book 1417, page 45, and to Alton Sutton and wife, Doris M. Sutton, by deed from Opha R. Bixler of record in Book 3429, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as stated above, and taxes for 1962, which have been prorated and assumed by the buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 15th day of August, 19 62

Alton Sutton

Alton Sutton

Doris M. Sutton

Doris M. Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Alton Sutton and Doris M. Sutton

the bargainor(s), 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 Madison, Tennessee, this, the 15th day of August, 19 62

My commission expires: Oct. 30, 1965

Betty J. Sumner
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21st day of AUG A.D. 1962 at 1:35 o'clock P M
Noted in Book 1113 Page 4
Recorded in Book 3430 Page 616
Recording Fee $2.00
JAMES R. WILSON, Register
By R. Wilson Deputy Reg.

WARRANTY DEED
From
ALTON SUTTON AND WIFE
To
ALVIS M. JOHNSON AND WIFE
18019