K 3534

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---------($10.00)----------
----------Ten and No/100---------- DOLLARS

Cash in hand paid by Roger C. Sutton and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Carl L. Sutton and wife, Douglas Forkum Sutton,

have bargained and sold, and by these presents do transfer and convey unto the said Roger C. Sutton, unmarried, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Two tracts of land in Davidson County, Tennessee, being described as follows: TRACT NO. I: Being Lot No, 26-A on the Plan of Geo. I. Waddey's Subdivision of the W. N. Morgan 18.25 acre tract, as of record in Book 843, page 101, Register's Office for said County.

Said Lot No. 26-A fronts 77 feet on the westerly side of Claypool Street, now called Moss Rose Drive, and runs back 158 feet on the northerly line and 146 feet 8 inches on the southerly line to a dead line and measures 85 feet thereon.

TRACT NO. 2: Being a small triangular tract of land out of the northeast corner of Lot No. 22 on the Plan of Geo. I. Waddey's Subdivision of the W. N. Morgan 18.25 acre tract, called Waddey's River Bluff Subdivision, of record in Book 843, page 101, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Claypool Street at the corner of Lots 22 and 26-A; thence with the margin of said street, southerly 10 feet to the northeast corner of the property conveyed to Martha Malone Gerow by deed from J. E. Weatherford,Sr., and wife, of record in Book 1905, page 395, said Register's Office; thence along Gerow's northerly line westerly 147 feet, more or less, to the corner of Lots 24 and 26-A; thence with the line between said lots 26-A and 22, easterly 146 feet 8 inches to the beginning.

Being the same property conveyed to Carl L. Sutton and wife, Douglas Forkum Sutton, by deed from R. M. Collins and wife, of record in Book 2031, page 561, said Register's Office.

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

And we. do covenant with the said Roger C. Sutton, 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.

And we, Carl L. Sutton and wife, Douglas Forkum 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 Roger C. Sutton, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of April, 1963

Mrs. Douglas Forkum Sutton
Douglas Forkum Sutton

Carl L. Sutton
Carl L. Sutton

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