BK 3767

WARRANTY DEED

For and in consideration of the sum of FIVE HUNDRED AND NO/100 ($500.00) DOLLARS----- ---------- *DOLLARS*

paid in cash by Billy C. Donnell and wife, Clara W. Donnell, the receipt of which is here acknowledged, and the said Billy C. Donnell and wife, Clara W. Donnell, assumes and agrees to pay the unpaid balance as of June 1, 1964 on original notes described in and secured by instruments of record in Book 2677, Page 81 and Book 3014, Page 411, Register's Office, Davidson County, Tennessee, I, Nora V. Sutton, a widow and unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Billy C. Donnell and wife, Clara W. Donnell,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 17 of Block "I" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in book 843, page 44, Register's Office for said County.
Said Lot No. 17 fronts 50 feet on the southerly side of Elm Street and runs back between parallel lines 150 feet to a dead line.
Being the same real property conveyed to Nora V. Sutton by deed from Etta Bullock, dated November 27, 1959, filed November 30, 1959, and recorded in book 2995, page 283, said Register's Office.

This property is improved and known as 220 Elm Street, Madison, Tennessee.

Send Tax Statements to L. A. Newman & Company, 17th Floor L&C Tower, Nashville, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy C. Donnell and wife, Clara W. Donnell, their *heirs and assigns, forever.*

And I *do covenant with the said* Billy C. Donnell and wife, Clara W. Donnell *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for 1964 Metro taxes which have been assumed by grantee and by indebtedness as described above

And I, Nora V. Sutton *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Billy C. Donnell and wife, Clara W. Donnell their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand this* 4th *day of* June, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



Nora V. Sutton
NORA V. SUTTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. F. McGUGIN, Nora V. Sutton, *a Notary Public in and for said County and State,*

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 4th *day of* June, *19* 64

Commission expires 7-21-64

L. F. McGugin *Notary Public*

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