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TTC 175786

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 43-11 PAR 10	James P. Sutton 300 Duling Street Nashville, Tennessee	
FIELD BOOK NUMBER(S) 11D-50365	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

BONNIE E. DOWELL, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES P. SUTTON, unmarried,

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:

Being part of Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130, page 37, being Lot No. 117 on the Plan of the Resubdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning on the westerly margin of McArthur Drive, at a point 656.41 feet north of the northerly margin of Dupont Avenue, being the corner of Lots Nos. 116 and 117; thence with the line between said lots, westwardly 150 feet to the common corner of Lots Nos. 116 and 117, 163 and 163; thence with the line between said lots, Nos. 117 and 162, northwardly 50 feet to the southwest corner of Lot No. 118; thence with the line between said lots, Nos. 117 and 118 eastwardly 150 feet to the westerly margin of said McArthur Drive; thence with the westerly margin of said McArthur Drive southwardly 50 feet to the beginning.

Being the same property conveyed to Hubert M. Dowell and wife, Bonnie E. Dowell, by deed from Sam Stafford and wife, as of record in Book 2041, page 603, the said Hubert M. Dowell having since died.

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.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17th day of December, 19 64

Bonnie E. Dowell
Bonnie E. Dowell

Bonnie E. Dowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Bonnie E. Dowell

the bargainor(s), 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, the 17th day of December, 1964.

My commission expires: July 26, 1966

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF. cr

FROM
BONNIE C. DOWELL,

TO
JAMES P. SUTTON,

62738

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 21 3 17 PM '64

NOTED: BOOK 110 PAGE 609
RECORDING FEE $ 2.00
DEP. REG. _____

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File; Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE TAX $ 1.50
PROBATE and .50
TOTAL $ 2.00

DEC 21 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 21 1964