BOOK 3844 PAGE 464

TTC 175785

WARRANTY DEED

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 43-11 PAR 11	James P. Sutton 300 Duling Street Nashville, Tennessee	New Owner
FIELD BOOK NUMBER(S) 11D-50360	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 216 McArthur Drive	LOAN OR ACCOUNT NO. PROPERTY IS [X] 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,

ALLEN P. DOWELL and wife, JUNE C. DOWELL,

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 Lot No. 116 of an unrecorded plan of Tract 13, of Anderson Estates, as recorded in Book 1130, page 37, and said Lot No. 116 of said unrecorded plan, being described as follows:

Beginning at a point on the westerly margin of McArthur Drive, 297.67 feet from a monument on the southwest corner of McArthur Drive, and Roosevelt Avenue; thence westwardly with the line between Lots Nos. 116 and 117, 150 feet to a point of the common corners of Lots Nos. 116, 117, 162 and 163; thence southwardly 50 feet to a point in the east margin of Lot 163; thence eastwardly 150 feet with the line between Lots 116 and 115, to a point in the westerly margin of McArthur Drive; thence northwardly along said margin 50 feet to the point of beginning.

Being the same property conveyed to Allen P. Dowell and wife, June C. Dowell, by deed from J. B. Kennaston and wife, as of record in Book 3843, page 806.

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, 1964.

June C. Dowell

June C. Dowell

Allen P. Dowell

Allen P. Dowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3844 PAGE 465

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Allen P. Dowell and wife, June C. Dowell

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 Nashville, Tennessee, this, the 17th day of December, 1964.

Reau E. Folk Jr
Notary Public

My commission expires: July 26, 1966

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: GT

FROM
ALLEN P. DOWELL and wife,

TO
JAMES P. SUTTON,

62739

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 21 3 17 PM '64

NOTED: BOOK 1110 PAGE 699
RECORDING FEE $ 2.00
DEP. REG. 2

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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE TAX $ 6.30
PROBATE .50
TOTAL $ 6.80

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

PAID DEC 21 1964