This Instrument prepared by William J. Faimon, 200 Court Square Building, 300 James Robertson Parkway, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4214 PAGE 178

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John H. Sutton, et ux	John H. Sutton, et ux	Map 103-16
(NAME:)	(NAME:)	
3910-A Kimpalong Avenue	3910-A Kimpalong Avenue	Par. 23
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of Ten ---------- ---------- ($10.00) ---------- *DOLLARS* and other good and valuable considerations, receipt of which is hereby acknowledged,

I, John R. Nance, Executor of the Estate of James M. Hudgins, *have bargained and sold, and by these presents do transfer and convey unto the said* John H. Sutton and wife, Kay B. Sutton their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 33 of Kimpalong Place as of record in Book 547, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 100 feet on the northerly side of Kimpalong Road and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to James M. Hudgin by deed from Georgiana Tippett McConnell, Eva McConnell Russell and Betty McConnell Pilkenton, dated September 27, 1963.

unimproved ( ) This is improved (X) property, known as 3910 Kimpalong Road, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John H. Sutton and wife, Kay B. Sutton their *heirs and assigns, forever.*

And I *do covenant with the said* John H. Sutton and wife, Kay B. Sutton *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 a first mortgage held by Security Federal Saving and Loan Association

And John R. Nance, Executor of the Estate of James M. Hudgins *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John H. Sutton and wife, Kay B. Sutton *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 9th *day of* February, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John R. Nance, Executor of Estate of James M. Hudgins

BOOK 4214 PAGE 179

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, June Armstrong, a Notary Public in and for said County and State, John R. Nance Executor Estate of James M. Hudgins

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

Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 1968.

June Armstrong, Notary Public

Commission expires 10-28-68

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, John R. Nance, swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and boluntary sale.

John R. Nance, Executor of Estate
of James M. Hudgins

Sworn to and Subscribed before me
this 9th day of February, 1968.

June Armstrong
Notary Public
Commission Expires; 10-28-68

STATE TAX $ 50.00
PROBATE .50
TOTAL: $ 52.50

FEB 23 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

John R. Nance, Executor of

TO

the Estate of James M. Hudgins

John H. Sutton and wife,

Kay B. Sutton

06901

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 23 3 32 PM '68
118 PAGE 316
RECORDING FEE $ 3.00
DEP. REG. R

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE