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

WARRANTY DEED

BOOK 4214 PAGE 184

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John H. Sutton, et ux	John H. Sutton, et ux	Map 104-13
(NAME:)	(NAME:)	
3910-A Kimpalong Avenue	3910-A Kimpalong Avenue	Par. 4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FW

For and in Consideration of the sum of Ten and no/100---------- ---------- ($10.00) ----------*DOLLARS* and other good and valuable consideration, 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. 1 on the Map of Bransford Realty Company's subdivision of certain Lots in Blocks "E", "F", and "G" of the Whitland Realty Company's subdivision of Record in Book 547, page 53, Register's Office of Davidson County, Tennessee.

Said Lot No. 1 fronts 117 feet on the westerly side of Wilson Avenue and runs back between lines, 216 feet on the northerly line and 200 feet on the southerly line to a point in the rear and being triangular in shape.

Being the same property conveyed to James M. Hudgins by deed from Albert Duling and wife, Andrena B. Duling, dated May 19, 1943.

unimproved ( )
This is improved (X) property, known as 201 Cantrell Avenue, 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,* for the first mortgage held by Security Federal Savings and Loan Association

And I, John R. Nance, Executor of the Estate of James M. Hudgins *do further covenant and bind* myself, 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, their *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 185

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John R. Nance, a Notary Public in and for said County and State, John R. Nance, Executor of the 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 theproperty transfered, whichever is greater, is $12,000.00, which amount is equal to or greater than the amount which the propc rty transferred would command at a fair and voluntary sale.

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

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

June Armstrong
Notary Public

Commission Expires; 10-28-68

STATE TAX $ 31.20
PROBATE .50
TOTAL: $ 31.70

FEB 23 1968

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

WARRANTY DEED

FROM
JOHN R. NANCE, Executor of the Estate of James M. Hudgins

TO
John H. Sutton, et ux

06904

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 23 3 41 PM '68

NOTE PAID PRICE 118316

RECORDING FEE $ 3.00

DEP. REG.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE