BOOK 4287 PAGE 760 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,795.57

Everett E. Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 1968.

Notary Public

MY COMMISSION EXPIRES: 1-15-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr. Attorney, 633 Stahlman Building, Nashville, Tennessee
~~from information furnished by the parties.~~
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett E. Sutton (NAME)	Prudential Ins. Co. of America (NAME)	
304 Ladybird Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	Map 135-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32203 (CITY) (STATE) (ZIP)	Par 80

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William A. Baker and wife, Norma Jean Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everett E. Sutton and wife, Mildred H. Sutton

HEREINAFTER CALLED THE GRANTEES, 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. 105 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for Said County.

SAID Lot No. 105 fronts 91.88 feet on the northerly side of Ladybird Drive and extends back 225 feet on the westerly line and 216.01 feet on the easterly line which is a broken line, to a dead line, measuring 93.04 feet thereon.

BEING the same property conveyed to William A. Baker and wife, Norma Jean Baker by deed from Donald C. Holcomb and wife, Betty Jane Holcomb of record in Book 4159, page 567, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 3652, page 611, Register's Office for Davidson County, Tennessee, payable to Prudential Insurance Company of America, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said grantees.

unimproved ( )
This is improved ( ) property, known as 304 Ladybird Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of November, 1968

William A. Baker

Norma Jean Baker

db
DH

STATE OF TENNESSEE
Davidson County

BOOK 4287 PAGE 761

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Baker and wife, Norma Jean Baker

the bargainors, 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 12th day of November, 1968.

Commission expires My Commission Expires Aug. 9, 1972

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

WILLIAM A. BAKER ET UX

TO

EVERETT E. SUTTON ET UX

A 21181

IDENTIFICATION

NOV 13 1 56 PM '68

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
333 STAHLMAN BUILDING
NASHVILLE, TENN.

NOV 1968	CONV	11,795.57			
NOV 1968	S'TAX		A*	30.68	
NOV 1968	PR'FEE		A*	.50	
NOV 1968	W'DEED		A*	3.00	* 34.18