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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3000.00

David M. Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 1969

Virginia E. Mulhern
Notary Public

MY COMMISSION EXPIRES: April 23, 1969
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Murphree Realty Company, 212 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Sutton, et ux (NAME)	David M. Sutton, et ux (NAME)	54-9-149
401 Melissa Court (STREET ADDRESS OR ROUTE NUMBER)	401 Melissa Court (STREET ADDRESS)	
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP)	Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	

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, Murphree Realty Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Sutton and wife, Muriel 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. 13 on the Plan of Gateway, Section II, as of record in Book 3300, page 81, Register's Office for said County.

Said Lot fronts 65 feet on the southerly side of Melissa Court and runs back 293.2 feet on the easterly line and 305.7 feet on the westerly line, which is a broken line, to a dead line in the rear on which it measures 25 feet.

Being property vested in Murphree Realty Company, formerly Oak Hill Land Company, by merger Agreement, as of record in Book 3845, page 984, said Register's Office.

This conveyance is made subject to restrictions filed for record September 21, 1962, in Book 3434, page 400, and the recorded Plan which shows an Owner's Certificate, a 40 foot set-back line from Melissa Court, a 10 foot easement for utilities along the easterly side line and across the rear and along the southerly 172.2 feet of the westerly side line, and an over-hang easement across the front of the lot; also subject to Easement granted the American Telephone & Telegraph Company as of record in Book 1229, page 140, which affects the easterly 10 feet of the premises.

This is unimproved (X) improved ( ) property, known as 403 Melissa Court (House Number) (Street) Goodlettsville, (P. O. Address) (City or Town) 37072 (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 my hand this 18th day of February, 1969

MURPHREE REALTY COMPANY

By John W. Murphree Jr
Vice President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, 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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at Nashville, Tennessee, on this the 18th day of February, 1969.

My commission expires April 23, 1969

Virginia E. Mitchell
Notary Public

Please mail to new Owner

A 3 1 2 1 . 1

WARRANTY DEED

FROM

MURPHREE REALTY COMPANY

TO

DAVID M. SUTTON AND WIFE,

MURIEL SUTTON

IDENTIF. REFERENCE

FEB 28 10 59 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB20 68	CONV	*3,000.00			
FEB20 68	S'TAX		B*	7.80	
FEB20 68	PR'FEE		B*	.50	
FEB20 68	W'DFEE		B*	3.00	* 11.30