WARRANTY DEED

BOOK 4332 PAGE 152

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wendell Smith Properties,	Inc. Same	Map 91-11
(NAME) 5300 Charlotte Ave.	(NAME)	Pat. 287
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Six Thousand ($26,000.00) and No/100 *Dollars,*

cash in hand paid by Wendell Smith Properties, Inc., a Tennessee corporation, the receipt of which is hereby acknowledged, we,

James Franklin Sutton and wife, Ann B. Sutton

have this day bargained and sold, and do hereby transfer and convey unto the said Wendell Smith Properties, Inc.

its *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1124 and the westerly 15 feet of Lot No. 1122 of Block 146 in Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, of the Register's Office for said County.

Said Lot No. 1124 and part of 1122 front together 50 feet on the southerly side of Alabama Avenue and run back between parallel lines, with the easterly margin of 53rd Avenue North, formerly 12th Street, 150 feet to an alley.

Being the same property conveyed to James Franklin Sutton and wife, Ann B. Sutton, by deed from Thurman G. Glass and wife, as of record in Book 2489, page 609, said Register's Office.

THIS DEED PREPARED BY:
O. B. Hofstetter, Attorney
301 Union Street
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 12th day of May 19 69

James Franklin Sutton
Affiant

My commission expires: Jan-21-1971 (Affix Seal)

H. B. Hofstetter
Notary Public

This is { unimproved ( ) / improved (X) } property, known as 5211 Alabama Avenue, (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Wendell Smith Properties, Inc. its *(successors), heirs and assigns forever.* We do *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1969 taxes. After 30 days it to have parking rights in back yard, and after 60 days complete possession of premises.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Wendell Smith Properties, Inc. its *(successors), ~~heirs~~ and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 12TH *day of* May, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Franklin Sutton
Ann B. Sutton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* James Franklin Sutton and wife, Ann B. Sutton *the within named 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* 12 *day of* May, *19* 69

H B Duncan *Notary Public*

Commission expires Jan-21-1971

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 .....

MAY-12 CONV 26,000.00
MAY 12 S'TAX B* 67.60
MAY 12 PR'FEE B* .50
MAY 12 W'DEED B* 3.00 * 71.10

WARRANTY DEED

FROM
James Franklin Sutton

TO
Mandell Construction Inc

A 40179

IDENTIF. REFERENCE

MAY 12 12 14 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of,

Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

70.12 Duncan Realty Co.
4517-Plainfield Ave.
37209