PREPARED BY:
STEELE, WESTBROOK & HARVEY
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204
PHONE 281-3327

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Sutton, Et Ux	James Sutton, Et Ux	Map Parcel
(NAME) Route 2, Coley Davis Rd.	(NAME) Route 2, Coley Davis Rd.	141 31
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 4352 PAGE 349

FOR AND IN CONSIDERATION of the sum of Twenty Three Thousand and 00/100----------
----------$23,000.00---------- *Dollars,*

I, Martha Virginia Stephens, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said James Sutton and wife,
Ann B. Sutton, their

(successors), heirs and assigns,

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

A parcel of land in the Ninth Civil District of Davidson County, Tennessee, on Harpeth River, and being a portion of a tract owned by George Thomas Stephens, of record in Book 3709, Page 608, Register's Office for Davidson County, Tennessee. Surveyed the 10th day of September, 1968, by S. H. Hutchison as follows:

Begin Tract No. 2 at an iron stake, the northwest corner of this tract, and a northeast corner of Tract No. 1 in southline of T.V.A. Property; thence with T.V.A. south line, south 87° 30 min. east 214' to an iron stake; thence leave said line south 3° 45 min. west 227.4' to an iron stake by a corner fence post; thence south 35° 30 min west 575' more or less to a point in Harpeth River, iron stake in line on bank of river; thence down said river, north 89° west 250' more or less to a point in river, southwest corner of Lot No. 1; thence leave river with easterly line of Lot No. 1 passing a stake in line on bank of river, north 40° east 618' more or less to iron stake by a corner fence post; thence north 1° 30 min. west 228.5' to point of beginning. Containing 3.32 acres, being the same more or less.

Being the same parcel or tract of land devised to Martha Virginia Stephens by will from George Thomas Stephens of record in Will Book 93, Page 197, in the office of the County Court Clerk in Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 22 day of July 19 69

Affiant Martha Virginia Stephens

My commission expires: 4-30-70 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Route 2, Coley Davis Road, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James Sutton and wife, Ann B. Sutton, their

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Sutton and wife, Ann B. Sutton, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 22 *day of* July, 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.*

Martha Virginia Stephens

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Felix C. White, *a Notary Public in and for said County and State,* Martha Virginia Stephens

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

Witness my hand and official seal at Nashville, *Tennessee, this* 22 *day of* July, *19* 69

Felix C. White *Notary Public*

Commission expires 4-30-70

NOTARY PUBLIC AT LARGE

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.....

Pick up at Rec. Office
265 W. Trinity Blvd

WARRANTY DEED

FROM

MARTHA VIRGINIA STEPHENS

TO

JAMES SUTTON, ET UX

JUL 23 68	CONV	23,000.00				
JUL 23 68	S TAX		A*	59.80		
JUL 23 68	PR FEE		A*	.50		
JUL 23 68	W DEED		A*	3.00	*	63.30

A 48429

IDENTIF. REFERENCE

JUL 23 1 27 PH '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