Map. 94-2
Par. 208
pw

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR THOUSAND SEVEN HUNDRED, ($4,700.00) DOLLARS, paid and to be paid as hereinafter set forth, I, JESSIE TUTTLE, have this day bargained and sold and by these presents do hereby transfer and convey unto ROBERT L. SUTTON AND WIFE, SHEILA SUTTON, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land as follows:

BEING the northerly 82 feet of lot number 15 on the Plan of Electric Railway Company's Addition, as of record in Book 161, Page 8, Register's Office of Davidson County, Tennessee.

Said part of lot number 15 fronts fifty (50) feet on the southerly side of Long Avenue, and runs back between parallel lines, with the easterly margin of South 20th Street, 82 feet to a dead line.

Being the same property conveyed to Jessie Tuttle and wife, Erlene Tuttle by Allen Dobson and wife, Martha Ballard Dobson by deed dated January 28, 1953 and of record in Book 79, Page 422 in the Register's Office for Davidson County, Tennessee.

The said Erlene Tuttle died intestate on July 19, 1968 in Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging, unto the said ROBERT L. SUTTON AND WIFE, SHEILA SUTTON, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of said tract or parcel of land, that I have a good right to convey it and that the same is unencumbered, except for 1970 real estate taxes, which are to be pro-rated.

This instrument was prepared by
HARSH, KELLY & HARSH
Law Offices
Gallatin, Tennessee

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives to warrant and forever defend the title to said tract or parcel of land unto the said ROBERT L. SUTTON AND WIFE, SHEILA SUTTON, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever.

OF SAID CONSIDERATION of FOUR THOUSAND SEVEN HUNDRED ($4,700.00) DOLLARS, the sum of ONE THOUSAND ($1,000.00) DOLLARS is for the down-payment, TWO HUNDRED ($200.00) DOLLARS of which has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of said down-payment of EIGHT HUNDRED ($800.00) DOLLARS, the said ROBERT L. SUTTON AND WIFE, SHEILA SUTTON have this day executed their promissory note, payable to the GRANTOR, JESSIE TUTTLE. Said note is to be paid at the rate of TWENTY-FIVE ($25.00) DOLLARS per month and is to draw no interest, and for the balance of said consideration of THREE THOUSAND SEVEN HUNDRED ($3,700.00) DOLLARS , the said ROBERT L. SUTTON AND WIFE, SHEILA SUTTON have this day executed and delivered their promissory note of even date herewith for said sum payable to the order of JESSIE TUTTLE, due and payable at the rate of of FIFTY ($50.00) DOLLARS per month, the first installment being due and payable on or before the 1st day of September, 1970, and a like installment being due and payable on the first day of each succeeding month thereafter until said note is paid in full. Said note bears no interest.

IN ORDER TO SECURE AND MAKE CERTAIN the payment of the above described note in the amount of $3,700.00, ~~together with all accrued interest thereon~~, the said ROBERT L. SUTTON AND WIFE, SHEILA SUTTON have this day executed a deed of trust to FRED A. KELLY, TRUSTEE, which deed of trust will be filed for record in the Register's Office of Davidson County, Tennessee, simultaneously with this Deed.

AND I, LUCY TUTTLE, wife of the said JESSIE TUTTLE, do hereby join in this Deed and do hereby transfer and convey unto the GRANTEES any and all right, title, interest and claim that I might have in and to the above described property by the marital laws of Tennessee, or otherwise.

WITNESS OUR hands this 22 day of August, 1970.

Jessie Tuttle
JESSIE TUTTLE

Lucy Tuttle
LUCY TUTTLE

AUG 25 70 CONV *4,500.00
AUG 25 70 S'TAX A* 11.70
AUG 25 70 PR'FEE A* .50
AUG 25 70 W'DEED A* 4.50 * 16.70

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, Nathan J. Hart, a Notary Public in and for said County and State, the within named JESSIE TUTTLE AND WIFE, LUCY TUTTLE, 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 Gallatin, Tennessee, this the 22nd day of August, 1970.

Nathan J. Hart
NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

My Commission Expires: Aug 10, 1971

OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 4500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert L. Sutton
Affiant

Subscribed and sworn to before me, this, the 22 day of August, 1970.

(SEAL) Nathan J. Hart
Notary Public

My Commission Expires:
Aug 10, 1971

IDENTIF. REFERENCE

AUG 25 9 10 AM '70
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

A 87885