BOOK 4567 PAGE 734

FORM NO. WO-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,976.44

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 72.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Terry F. Risner (NAME) | The Lomas & Nettleton Company (NAME) | 3D 59142 |
| 705 Braidwood Drive (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Avenue (STREET ADDRESS) | Map 96 10 |
| Donelson, Tennessee (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP) | Par 244 |

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, EVERETT E. SUTTON and wife, MILDRED H. SUTTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY F. RISNER and wife, MARY VELMA RISNER

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:

LAND in Davidson County, Tennessee, being Lot No. 326 on the Plan of Cloverhill, Section 5, as of record in Book 2133, page 88, Register's Office for said County.

SAID Lot No. 326 fronts 85 feet on the easterly side of Braidwood Drive and extends back between lines, 250 feet on the northerly line and 229.2 feet on the southerly line, to a rear line, measuring 57 feet.

BEING the same property conveyed to Everett E. Sutton and wife, Mildred H. Sutton by deed from Kenneth L. Sneathern and wife, Patricia A. Sneathern of record in Book 4279, page 505, 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 Deed of Trust to United Mortgagee Servicing Corp. of record in Book 4246, page 837, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved ( X ) property, known as 705 Braidwood Drive, Donelson, 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 hand s this 7th day of January, 19 72

Everett E. Sutton

Mildred H. Sutton

Everett E. Sutton

Mildred H. Sutton

mm-PS

STATE OF TENNESSEE
Davidson County

BOOK 4567 PAGE 735

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Everett E. Sutton and wife, Mildred H. Sutton

the 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 7th day of January, 1972

Commission expires 12-12-72

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

mm

WARRANTY DEED

FROM
EVERETT E. SUTTON ET UX

TO
TERRY F. RISNER ET UX

R 44285

IDENTIFICATION REFERENCE

JAN 10 2 50 PM '72

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 372

Rec'd
Exp'd

| | | | | | |
|---|---|---|---|---|---|
| JAN 10 72 | CONV | 13,976.44 | | | |
| JAN 10 72 | S'TAX | | A* | 36.40 | |
| JAN 10 72 | PR'FEE | | A* | .50 | |
| JAN 10 72 | W'DEED | | A* | 4.00 | * 40.90 |