FORM NO. WD-1

BOOK 4674 PAGE 146

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF January, 19 73

Notary Public

MY COMMISSION EXPIRES: 10-8-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, TEnnessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royal Oaks Enterprises, Inc. (NAME)	New Owner (NAME)	pt. Map 53-8
P.O. Box 1922 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 126
Old Hickory (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	LW-2370

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, John F. Sutton and wife, Winifred Scudder Sutton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royal Oaks Enterprises, Inc., a Tennessee corporation

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 part of Lot 9 of Block 20 on the Map of Dabbs and Elliott's Subdivision, at Old Hickory, Tennessee, of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee.

Said part of Lot 9 fronts 40 feet on the northwesterly side of 30th Street and runs back between parallel lines 144 feet to an alley.

Being part of the same property conveyed to John F. Sutton and wife, Winifred Scudder Sutton, by deed from J. E. Galbreath, Trustee, of record in Book 2882, Page 395, and Book 2882, Page 413, Register's Office for Davidson County, Tennessee.

This instrument is made subject to restrictive covenants of record in Book 1338, Page 186, said Register's Office.

This is unimproved ( ) improved ( ) property, known as _____
(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 19 day of January, 19 73

John F. Sutton

Winifred Scudder Sutton

BOOK 4674 PAGE 147

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John F. Sutton and wife, Winifred Scudder Sutton

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 Nashville, Tennessee, this 17 day of January 1973

Commission expires 10-26-74

[illegible]
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM

John F. Sutton, etux

TO

ROyal Oaks Enterprises, Inc.
A Tennessee corporation

B 9 2 1 3 8

IDENTIF. REFERENCE

Jan 23 11 33 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN23	CONV	*6,500.00			
JAN23	S'TAX		A*	16.90	
JAN23	PR'FEE		A*	.50	
JAN23	W'DEED		A*	4.00	* 21.40