This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tenn. 37115

BOOK 4813 PAGE 530

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith M. Sutton	The Lomas & Nettleton Co.	Map 75-7
(NAME)	(NAME)	
4424 Andrew Jackson Pkwy.	3200 Pacific Ave.	Parcel 28
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn.	Virginia Beach, Virginia	4D-24264
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 OVC

TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and including the assumption of an indebtedness to secure to Muphree Mortgage Company in the original principal amount of $22,000.00 of record in Book 4348, page 369, Register's Office of Davidson County, Tennessee.

I , Walter C. Essary

have this day bargained and sold, and do hereby transfer and convey unto the said

Keith M. Sutton and wife, Bertha L. Sutton, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 95 on the Plan of Tulip Grove, Section II, as of record in Book 3700, page 122, Register's Office for said County.

Said Lot No. 95 fronts 93 feet along the northwesterly margin of Andrew Jackson Parkway and extends back between lines measuring 150.84 feet on the southwesterly line and 164.73 feet on the northeasterly line to a line in the rear measuring 108.10 feet thereon.

Being the same property conveyed to Walter C. Essary by Quitclaim deed from Sherry A. Essary of record in Book 4757, page 668, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,500.00

Subscribed and sworn to before me, this the 6TH day of May 19 74

Affiant

My commission expires NOVEMBER 13, 1977 (Affix Seal)

Notary Public DONALD C. CARVER

DONALD C. CARVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 4424 Andrew Jackson Parkway, Hermitage, 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

KEITH M. SUTTON AND WIFE, BERTHA L. 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* KEITH M. SUTTON AND WIFE, BERTHA L. SUTTON, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 6TH. *day of* May, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter C. Essary

Walter C. Essary

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, *a Notary Public in and for said County and State,* Walter C. Essary

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

Witness my hand and official seal at Madison, Tennessee *this* 6th *day of* May, *19* 74

D. C. CARVER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires NOVEMBER 13, 1977 — Donald C. Carver, *Notary Public*

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*.....

FEE $ 1.00 MAY 9 11 27 AM '74 REGISTER'S OFFICE DAVIDSON COUNTY, TENN. IDENTIFICATION

5340

.....*Notary Public*

Commission expires.....

WARRANTY DEED

FROM
Walter C. Essary
TO
Keith M. Sutton et ux

AFTER RECORDING
RETURN TO:
IMPACT PROPERTIES
P.O. 311
MADISON, TENN 37115
ATT: MR. D. C. CARVER

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

MAY-9	CONV	35,500.00			
MAY-9 S'TAX			A*	92.30	
MAY-9 PR'FEE			A*	.50	
MAY-9	W'DEED		A*	4.00	* 96.80