C 60298

IDENTIF. REFERENCE

JUN 25 9 18 AM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4828 PAGE 233

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,120.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF June, 1974

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Nashville, TN 37238
J. Greer Cummings, Jr., Attorney, 21st Floor First American Center,
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Sutton and/or	Robert E. Sutton et ux (NAME)	Map 117-8
Catherine P. Sutton	P. O. Box 849 (STREET ADDRESS)	Parcel 183
1511 Clayton Avenue (STREET ADDRESS OR ROUTE NUMBER)	Hendersonville, Tenn. 37075 (CITY) (STATE) (ZIP)	24W-14670
Nashville TN 37212 (CITY) (STATE) (P. O. ZIP)		

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~~ I, Clara B. Brodbeck, a widow, by her attorney-in-fact, Mrs. Charles C. Savery,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Sutton and/or Catherine P. Sutton

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. 216 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 216 fronts 60 feet on the southerly side of Clayton Avenue and runs back between parallel lines 185 feet to an alley.

Being the same property conveyed to Charles H. Brodbeck and wife, Clara B. Brodbeck, by deed from Mary Neal Hendrick and husband, J. Carter Hendrick, of record in Book 2142, page 523, Register's Office of Davidson County, Tennessee. The said Charles H. Brodbeck subsequently died.

This conveyance is subject to 1974 real property taxes, which have been prorated and assumed by the grantees.

JUN25	CONV	10,120.00			
JUN25	S'TAX		A*	26.26	
JUN25	PR'FEE		A*	.50	
JUN25	W'DEED		A*	6.00	* 32.76

This is unimproved ( ) improved (X) property, known as 1511 Clayton Avenue Nashville, Tenn. 37212
(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 my hand this 6th day of June, 1974

Clara B. Brodbeck
By Mrs. Charles C. Savery
as attorney-in-fact.

CLARA B. BRODBECK,
By Mrs. Charles C. Savery
as attorney-in-fact.

BOOK 1828 PAGE 234

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louis C. Tillman, Jr., a Notary Public in and for said County and State, the within named Mrs. Charles C. Savery, attorney-in-fact for Clara B. Brodbeck

the 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 6th day of June, 1974.

Commission expires 4-11-74

Louis C. Tillman, Jr.
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

CLARA B. BRODBECK, by her attorney-in-fact, Mrs. Charles C. Savery

TO

ROBERT E. SUTTON and/or

CATHERINE P. SUTTON

REAL ESTATE INSURANCE
BOLLING & HINRICHS
REALTORS
1345 Union Street 255-5545
Realtors Since 1924 Nashville, Tenn.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF New Jersey

COUNTY OF Burlington

On this 6th day of June, 1974, before me personally appeared Mrs. Charles C. Savery, to me known to be the person who executed the foregoing instrument in behalf of Clara B. Brodbeck, and acknowledged that she executed the same as the free act and deed of said Clara B. Brodbeck.

Witness my hand and official seal at Moorestown, N.J., this 6th day of June, 1974.

Louis W. Johnson, Jr.
Notary Public

LOUIS W. JOHNSON, JR.
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10-11-74