BOOK 4845 PAGE 445

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Henry M. Sutton Jr., et ux (NAME)	(NAME)	186-13-89
1383 6th Avenue South, (STREET ADDRESS OR ROUTE NUMBER)	To parties at opposite (STREET ADDRESS)	Field Book No.
DesPlaines, 60018, Illinois (CITY) (P. O. ZONE) (STATE)	address (CITY) (ZONE) (STATE)	6DA-16412

FOR AND IN CONSIDERATION of the sum of Twelve Thousand & Two Hundred & Fifty ($12,250.00)---------- *Dollars,*

of which amount the sum of $3,501.98 is cash in hand paid, the receipt of which is hereby acknowledged, and for the balance of $8,748.02 the vendor's lien indebtedness retained in the installment deed which is recorded in Book 4734, page 526 of the Register's Office for Davidson County, Tennessee, the Grantees assume,

I, Alvin Edward Henley, an unmarried man,

have this day bargained and sold, and do hereby transfer and convey unto the said Henry M. Sutton Jr., and wife, Erion S. Sutton, their

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

Being Lot No. 1 on the Plan of Redd Heights, as of record in Book 2331, page 105, of the Register's Office for said County.
Said Lot No. 1 fronts 79.92 feet on the northwestern terminum of Vivelle Avenue and extends back 289.2 feet on the easterly line and 343.4 feet on the westerly line to a dead line, measuring 68 feet thereon.
Being the same property conveyed to Alvin Edward Henley, an unmarried man, by deed from Julia L. Mallernee, as of record in Book 4734, page 526, said Register's Office.

This property is sold subject to a twenty foot permanent easement and a 10 foot construction easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4253, page 301, for sanitary sewers and/or storm drainage; and also subject the Owner's certificate on said Plan of Redd Heights which provides for a 30 foot set back line from Vivelle Avenue and a 10 foot easement for utilities and drainage along the rear and westerly side lines of said lot.
The taxes for 1974 have been prorated and are assumed by the Grantees.
This instrument was drawn by E.T. Hollins Jr., Atty., 903 Stahlman Bldg., Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,250.00

Subscribed and sworn to before me, this the 21 day of August 19 74

E.T. Hollins
Affiant

My commission expires: April 8 1978 (Affix Seal)

June D. McKinney
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

This is unimproved / improved property, known as 297 Vivelle Avenue, Nashville, Tenn.
(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 Henry M. Sutton Jr., and wife, Erion S. 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.*, except as above stated.

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Henry M. Sutton Jr., and wife, Erion S. Sutton, and their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* ~~his~~ *this* 21st *day of* August, *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.*

Alvin Edward Henley
Alvin Edward Henley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, June D McKinney
for said County and State, Alvin Edward Henley

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

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee
this 21st *day of* August, *19* 74

Commission expires April 8, 1978 June D. McKinney *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY

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*.....

.....*Notary Public*

Commission expires .....

AUG21'74.	CONV	12,250.00			
AUG21'74 S'TAX			A*	31.72	
AUG21'74 PR'FEE			A*	.50	
AUG21'74.	W'DEED		A*	4.00	* 36.22

WARRANTY DEED

FROM

Alvin Edward Henley

TO

~~Henry M. Sutton Jr., and~~ wife, Erion S. Sutton

C 67995

IDENTIF. REFERENCE

AUG 21 1 07 PM '74

FELIX Z. WILSON TRUSTEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2636
NASHVILLE, TENNESSEE