ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Richard J. Fignar, et ux (NAME)	DOBSON & JOHNSON, INC. (NAME)	Map 62-13
4123 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 17427 311 PLUS PARK BOULEVARD	Par. 87
Nashville, Tn. 37216 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37217 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Richard J. Fignar and wife, Cheryl A. Fignar, and other good and valuable considerations, the receipt of which is hereby acknowledged.

SEP 23 CONV 23,500.00
SEP 23 S'TAX A* 61.10
SEP 23 PR'FEE A* .50
SEP 23 W'DEED A* 4.00 * 65.60

We, Roger C. Sutton, and wife, Nancy S. Sutton,

have bargained and sold, and by these presents do transfer and convey unto the said Richard J. Fignar and wife, Cheryl A. Fignar,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Two tracts of land described as follows:

TRACT NO. I: Being Lot No. 26-A on the Plan of Geo.I. Waddey's Subdivision of the W. N. Morgan 18.25 acre tract, as of record in Book 843, page 101, Register's Office for said County.

Said Lot No. 26-A fronts 77 feet on the westerlyside of Claypool Street, now called Moss Rose Drive, and runs back 158 feet on the northerly line and 146 feet 8 inches on the southerly line to a dead line and measures 85 feet thereon.

TRACT NO. II: Being a small triangular tract of land out of the northeast corner of Lot No. 22 on the Plan of Geo. I. Waddey's Subdivision, of record in Book 843, page 101, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Claypool Street at the corner of Lots 22 and 26-A; thence with the margin of said street, southerly 10 feet to the northeast corner of the property conveyed to Martha Malone Gerow by deed from J. E. Weatherford, Sr., and wife, of record in Book 1905, page 395, said Register's Office; thence along Gerow's northerly line westerly 147 feet, more or less, to the corner of Lots 24 and 26-A; thence with the line between said lots 26-A and 22, easterly 146 feet 8 inches to the beginning.

Being the same property conveyed to Roger C. Sutton, by deed from Carl L. Sutton and Douglas Forkum Sutton, of record in Book 3534, page 169, and by deed from Joan Charlotte Sutton, of record in Book 4890, page 671, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4123 Moss Rose Drive (House Number) (Street)
Nashville, Tn. 37216 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 16th day of September 19 79.

X Roger C. Sutton
Roger C. Sutton

X Nancy S. Sutton
Nancy S. Sutton

BOOK 4953 PAGE 908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger C. Sutton and wife, Nancy S. 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, this 16th day of September, 19 75.

My commission expires 8/14/76 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 16th day of September, 19 75.

My commission expires 8/14/76 Notary Public

This instrument was prepared by:
DOBSON & JOHNSON, INC.
P. O. BOX 17427
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

Name Address

WARRANTY DEED

FROM Roger C. Sutton, unmarried

TO Richard J. Fignar, et ux

D 16831

IDENTIF. REFERENCE

SEP 23 1 34 PM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RETURN TO:
DOBSON & JOHNSON, INC.