FORM NO. WD-1

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,900.00

George W. Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 1976

Notary Public

MY COMMISSION EXPIRES: Dec 8th, 1976
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Attorney 503 Stahlman Bldg., Nashville, Tennessee. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Sutton et ux (NAME)	First & Mid-South Mortgage Company (NAME)	Map. 75-13
310 Bonnalynn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Par. 167
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee. 37219 (CITY) (STATE) (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, EDWARD W. NORTHCUTT AND WIFE, PATRICIA B. NORTHCUTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE W. SUTTON AND WIFE, MAXINE 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:

Being Lot No. 63 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office for said County.

Said Lot No. 63 fronts 80.0 feet on the southwesterly margin of Bonnalynn Drive and extends back 153.4 feet on the southeasterly line and 151.1 feet on the northwesterly line to a dead line in the rear measuring 94.0 feet thereon.

Being the same property conveyed to Edward W. Northcutt and wife, Patricia B. Northcutt by deed from Phillip N. Brownstein of Washington D. C. as Federal Housing Commissioner, of record in Book 3785, page 468, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1976 Metro taxes which have been pro-rated between the parties, a lien but not yet due and payable, the Grantees herein assume and agree to pay said taxes when due and payable; Restrictive Covenants as contained in instrument of record in Book 2992, page 53, and as amended in Book 2998, page 231, Register's Office for Davidson County, Tennessee; and the Plan of record in Book 2900, page 49, said Register's Office, shows an owner's certificate, a 40 foot minimum building setback line from Bonnalynn Drive and a 10 foot easement for public utility purposes along the rear line of said lot, and a utility anchor easement measuring 2.5 by 20 feet in both front corners of said lot.

unimproved ( )
This is improved (X) property, known as 310 Bonnalynn Drive, Hermitage, Tennessee. 37076
(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 30th. day of July, 19 76

Edward W. Northcutt

Patricia B. Northcutt

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward W. Northcutt and Patricia B. Northcutt

the bargainor S, 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 30th day of July 19 76

Commission expires Dec 8th 1976 Thomas D. Gupton
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
Edward W. Northcutt and wife,
Patricia B. Northcutt

TO
George W. Sutton and wife,
Maxine Sutton

D 61407

IDENTIF. REFERENCE

AUG 3 8 18 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-3[illegible]	CONV	29,900.00		
AUG-3[illegible]	STAX		8*	77.74
AUG-3[illegible]	PRTFEE		8*	.50
AUG-3[illegible]	WDEED		8*	4.00
				82.24