BOOK 5056 PAGE 775

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HOWARD C. SUTTON (NAME)	(NAME)	11D
113 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	-SAME- (STREET ADDRESS)	51070
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	43-13 5

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/100---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged.

MARIE G. NICKS, A WIDOW, hereinafter called the Grantor,

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

HOWARD C. SUTTON AND WIFE, ESTHER L. SUTTON, as tenants by the entirety, hereinafter called the Grantees, *(successors), heirs and assigns,*

certain real estate in County, Tennessee, as follows:

TRACT NO.1:Davidson
Land in the 11th Civil District of Davidson County, Tennessee described according to a survey dated May 7, 1968, made by Robert L. Sylar, Surveyor as follows:
Beginning at a concrete monument in the northerly right-of-way of Old Hickory Boulevard (closed), same being the southeasterly corner of the property conveyed to Paul D. Alexander by deed of record in Book 1874, Page 433, Register's Office for said County; thence with said right-of-way with a curve having a radius of 984.93 feet, northwestwardly 134.27 feet to a concrete monument located in the southeasterly right-of-way and a Control Accessed fence State Route No. 45, as re-located; thence with said right-of-way and fence North 57 deg. 28' East 161.8 feet to a concrete monument, and North 53 deg. 45' East 10.19 feet to an iron pin, same being the northwesterly corner of the property conveyed to the said Paul D. Alexander by deed as aforesaid; thence with said Alexander's westerly line South 9 deg. 03' West 155.17 feet to the beginning, containing .22 acre, more or less.

Being the same property conveyed to H. P. Nicks and wife, Marie Nicks by deed from Tony A. Carter, Joe H. Corley, Henry McDaniel, James L. Jett and Chester Sadler, Trustees of the Madison Church of Christ, of record in Deed Book 4291, Page 274, Register's Office for Davidson County, Tennessee.

The said H. P. Nicks having since died.

TRACT NO. 2: That portion of Old Hickory Boulevard which attached to and became a part of parcel 5 of map 43-13 as a result of the Enactment Bill No. 74-1107 by the council of the Metropolitan Government of Nashville and Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 9 **day of** August, **19** 76

Marie G. Nicks
(MARIE G. NICKS)

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STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* MARIE G. NICKS, A WIDOW

the within named 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 Hendersonville *Tennessee, this* 9 *day of* August, *19* 76

Paulette L. Oldham
Notary Public

Commission expires 1-22-79

STATE OF TENNESSEE }
COUNTY OF }

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 .....

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 9 day of August 19 76

Howard C Sutton
Affiant

My commission expires: 1-22-79 (Affix Seal)

Paulette L. Oldham
Notary Public

AUG 12 76	CONV	55,000.00			
AUG 12 76 S TAX			B*	143.00	
AUG 12 76 PB FEE			B*	.50	
AUG 12 76	W DEED		B*	4.00	* 147.50

WARRANTY DEED

FROM

MARIE G. NICKS

TO

HOWARD C. SUTTON, ET UX

D 62986

IDENTIF. REFERENCE

AUG 12 1 36 PH '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989