BOOK 5134 PAGE 1

PREPARED BY:
A. [illegible], JR. ATTY.
333 [illegible] ROAD
NASHVILLE, TN. 37203

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~1st~~ 8th DAY OF April 19 77.

Notary Public

MY ~~COMMISSION EXPIRES~~: [illegible]
(AFFIX ~~SEAL~~)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hattie S. Nickens (NAME)	Same (NAME)	
5607 Louisiana Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	91-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	247

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, Earl C. Sutton, Sr. and wife, Audrey F. Sutton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hattie S. Nickens

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 Lots Nos. 1514 and 1516 of Block 23, Plan No. 2 West Nashville, as of record in book 57, page 172, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1514 and 1516 front together 50 feet on the southerly side of Louisiana Avenue and runs back between parallellines 150 feet to an alley.

BEING the same property conveyed to Earl C. Sutton, Sr. by deed from the legal heirs of Bonnie N. sutton, deceased, to-wit Dorothy Mai Kelly, Blanche Bugg, Lois Chance, James F. Sutton and Charles L. Sutton and Earl C. Sutton of record in Book 3704, page 160, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5607 Louisiana Avenue (House Number) (Street) Nashville, Tennessee (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 1st day of April, 19 77

Earl C. Sutton, Sr.

Audrey F. Sutton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl C. Sutton, Sr. and wife, Audrey F. Sutton

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 1st day of April, 19 77

Commission expires 5-23-77

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
EARL C. SUTTON, SR. AND WIFE, AUDREY F. SUTTON

TO
HATTIE S. NICKENS

097843

IDENTIF. REFERENCE

APR 8 11 17 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-87	CONV	$9,000.00			
APR-87	S'TAX		B*	23.40	
APR-87	PR'FEE		B*	.50	
APR-87	W'DEED		B*	4.00	* 27.90