BOOK 5143 PAGE 584

FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7925.00

X Edwin R. Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 1977

Notary Public

MY COMMISSION EXPIRES: 12-2-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin R. Sutton, et ux (NAME)	Same (NAME)	92-13
189 Cherokee Rd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Part 40
Hendersonville Tenn 37075 (CITY) (STATE) (P. O. ZIP)	Same (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, ~~XX~~ I, Mae Gafford as surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin R. Sutton and wife, Patricia Ann 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 the easterly part of lot No. 1 of block No. 8 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, pages 160 and 161, and the easterly part of a triangular lot lying between said lot No. 1 and lot No.2 of block No. 8 on the Plan of Plummer Place, as of record in book 161, page 39, Register's Office for Davidson County, Tennessee.

Said part of lot No.1 and the triangular lot front together 50 feet on the northerly side of Park, formerly First, Avenue and run back between parallel lines, with the westerly margin of 37th Avenue North; formerly Pilcher Avenue, 150 feet to an alley.

Being the same property conveyed to L. B. Gafford and wife, Mae Gafford by deed from Rufus E. Cauthen and wife, Gladys Cauthen, of record in Book 1274, page 222, Register's Office for Davidson County, Tennessee. The said L. B. Gafford having since died and being survived by his wife as tenant by the entirety.

This is unimproved (X) improved (XX) property, known as 3700 Park Avenue, Nashville, Tennessee 37209
(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 my hand this 4th day of May, 1977

X Mae L. Gafford

BOOK 5143 PAGE 585

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mae Gafford & Mae L. Gafford

the 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 Nashville, Tennessee, this 4th day of May, 1977

Commission expires 11-1-77

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
MAE GAFFORD, SURVIVING TENANT BY THE ENTIRETY

TO
EDWIN R. SUTTON, ET UX

E 02035

IDENTIF. REFERENCE

MAY 4 1 03 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-4-77	CONV	*7,625.21			
MAY-4-77	S'TAX		B*	19.76	
MAY-4-77	PR'FEE		B*	.50	
MAY-4-77	W'DEED		B*	4.00	* 24.26

BOOK 5143 PAGE 585