WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Suite 303, 4515 Harding Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan J. McCracken et ux (NAME)	Security Federal Sav. & Loan Assoc. (NAME)	Map 117-12
3410 Belmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	Par. 53
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37215 (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, GLENN SUTTON and wife, LYNN A. SUTTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALAN J. McCRACKEN and wife, JEAN B. McCRACKEN

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:

LAND in Davidson County, Tennessee, being Lot No. 9 and part of Lot No. 8 in Block A on the Plan of Clairmont Subdivision of record in Book 974, page 8, Register's Office for said County.

SAID Lot and part of Lot front together 228.82 feet on the northerly side of Woodmont Avenue (now Woodmont Blvd.) and run back between parallel lines 200 feet, with the easterly margin of Belmont Blvd.

BEING the same property conveyed to Glenn Sutton by deed from Stella Edna Short, unmarried, of record in Book 4949, page 177, Register's Office for Davidson County, Tennessee. Lynn A. Sutton hereby joins Glenn Sutton to convey any right, title or interest she may have in said property.

This conveyance is made subject to an 8-foot easement for public utilities along the northerly and easterly line of Lot No. 9 and along the westerly line of Lot No. 8, a 35-foot building setback line from Woodmont Avenue, a 50-foot building setback line from Belmont Boulevard, and conditions of owner's certificate as shown on plan of record; restrictive covenants of record in Book 833, page 127, Book 1011, page 308, Book 1003, page 511; Book 1038, page 135; and Book 1072, page 268, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3410 Belmont Blvd. (House Number) (Street) Nashville (P. O. Address) (City or Town) 37215 (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 hands this 28th day of June, 1977

Glenn Sutton
GLENN SUTTON

Lynn A. Sutton
LYNN A. SUTTON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Sandy Calvin, a Notary Public in and for said County and State, the within named GLENN SUTTON and wife, LYNN A. 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 Lisa Marie Productions this day of June, 19 77

Commission Expires My Commission Expires Oct. 28, 1980

Sandy Calvin
Notary Public

STATE OF
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 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

E139911

IDENTIF. REFERENCE

JUL 12 3 54 PM '77

FELIX P. ... REGISTER
DAVIDSON COUNTY, TENN.

JUL 12 77	CONV	80,000.00		
JUL 12 77	S'TAX		B* 208.00	
JUL 12 77	PR'FEE		B* .50	
JUL 12 77	W'DEED		B* 4.00	* 212.50

WARRANTY DEED

FROM
GLENN SUTTON and wife,

LYNN A. SUTTON

TO
ALAN J. McCRACKEN and wife,

JEAN B. McCRACKEN

TITLE INSURED BY POLICY NUMBER:
43-013-5084F

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York.