BOOK 5171 PAGE 317

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie R. Loman, et ux (NAME:)	SAME (NAME:)	4D 380 45
340 Keaton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO HUNDREDTHS ($10.00) ---------- *DOLLARS* and other good and valuable consideration, receipt of which is hereby acknowledged, we

Louis Sutton, and wife, Elizabeth H. Sutton

JUL 15 77 CONV 32,500.00
JUL 15 77 S'TAX B* 84.50
JUL 15 77 PR'FEE B* .50
JUL 15 77 W'DEED B* 8.00 * 93.00

have bargained and sold, and by these presents do transfer and convey unto the said Jimmie R. Loman, and wife, Lois F. Loman 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. 50 on the Plan of Scenic View Subdivision in the Fourth (4th) Civil District, according to an unrecorded Plan prepared by W.W. Turner Company, Engineers, on August 20, 1948, but not of record. Said lot is more particularly described as follows:

Starting with a concrete monument at the northwest corner of the return at the Southwest corner of the intersection of Hillman Place and Keaton Avenue and running thence the following courses and distances:

In a Northwesterly direction along the southerly margin of Keaton Avenue a distance of 1179.2 feet to an iron pin in the common corner between Lots No. 51 and 50 and the point of beginning: thence, in a southwesterly direction along the common line between Lots No. 51 and 50 a distance of 165 feet to an iron pin located in the center of a twenty-foot Public Utility Easement: thence, in a northwesterly direction along center line of said twenty-foot Public Utility Easement a distance of 160.5 feet to an iron pin located in the center of a 50-foot easement for drainage ditch: thence, in a northerly direction along the center line of said 50-foot easement for drainage ditch a distance of 124.6 feet to a point, thence, continuing along the center line of the 50-foot easement for drainage ditch, in a northeasterly direction a distance of 61.4 feet to an iron pin located on the southerly margin of Keaton Avenue: thence, in a southeasterly direction along the southerly margin of Keaton Avenue a distance of 235.5 feet to an iron pin in the common corner between Lots No. 51 and 50 and the point of beginning.

Being the same property conveyed to Louis Sutton, and wife,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 15th day of July 19 77

Affiant

My commission expires: 1-27-78 (Affix Seal)

Notary Public

BREWER NOTARY PUBLIC DAVIDSON CO. TENN.

Elizabeth H. Sutton, by deed from The Nashville Industrial Corporation of record in Book 1974, page 198, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is the following tract:

Being the southeasterly part of Lot No. 50 on the Map of Scenic View Subdivision, not of record, and described according to a survey made by T.R. Sanford, dated November 30, 1966, as follows:

Beginning on the southwesterly margin of Keaton Avenue, at the corner of Lots Nos. 50 and 51; thence, with the line between said lots, southwesterly 165 feet to a point at the corner of Lot No. 67; tnence, with the line between Lots 50 and 67, northwesterly 100 feet; thence, northeasterly 165 feet to the southwesterly margin of Keaton Avenue; thence southeasterly with said Avenue, 100 feet to the point of beginning.

Being a part of the original property, conveyed to Boyd B. Daugherty and wife, Linda B. Daugherty by deed from Louis Sutton and wife, Elizabeth H. Sutton, as of record in Book 4084, page 778, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 340 Keaton Avenue (House Number) Old Hickory (Street) Tennessee 37138 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jimmie R. Loman, and wife, Lois F. Loman *their heirs and assigns, forever.*

And we *do covenant with the said* Jimmie R. Loman, and wife, Lois F. Loman *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.*

And Louis Sutton, and wife, Elizabeth H. Sutton *do further covenant and bind* themselves and their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jimmie R. Loman, and wife, Lois F. Loman *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 14th *day of* July, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis Sutton

Elizabeth H. Sutton

BOOK 5171 PAGE 319

CYRIL V. FRASER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cyril V. Fraser, Jr., a Notary Public in and for said County and State, the within named Louis Sutton, and wife, Elizabeth H. Sutton

the bargainors, 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 Madison, Tennessee, this 14th day of July, 1977.

Cyril V. Fraser, Jr., Notary Public.

Commission Expires May 19, 1980

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

BOOK 5171 PAGE 320

WARRANTY DEED

FROM

Louis Sutton, and wife,

Elizabeth H. Sutton

TO

Jimmie R. Loman, and wife,

Lois F. Loman

E 14501

IDENTIF. REFERENCE

JUL 15 9 11 AM '77

FELI... REGISTER
DAVIDSO... TENN.

Prepared by:
Cyril V. Fraser, Jr.
Attorney at Law
Plaza Professional Building
Madison, Tennessee 37115

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

BOOK 5171 PAGE 320