BOOK 5236 PAGE 249

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $26,727.59

Leslie A Sherrill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 1977

Notary Public

MY COMMISSION EXPIRES: ~~6/24/79~~ 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie A. Sherrill et ux (NAME)	Noel-Palmer Mortgage Company (NAME)	Map 162-6
158 Old Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Par. 108
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (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~~ I, Julia E. Dutton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie A. Sherrill and wife, Mary C. Sherrill the fee and a life estate only to Arthur R. Rector and wife, Eula Estell Rector

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 Lot No. 11 on the Plan of Old Tusculum Road Heights, as of record in Book 4300, page 45, Register's Office for said County.

SAID Lot No. 11 fronts 61.11 feet on the northerly side of Old Tusculum Road, and runs back 144.86 feet on the easterly line and 155.69 feet on the westerly line to a dead line in the rear on which it measures 62.06 feet.

BEING the same property conveyed to Richard Franklin Dutton, Jr., and wife, Julia E. Dutton by deed from O. W. Cooper and wife, Helen B. Cooper of record in Book 4436, page 761 and re-recorded in Book 4442, page 363, Register's Office for Davidson County, Tennessee. The said parties have since been divorced and said property is vested in Julia Edwards Dutton by the Final Decree of record in Minute Book 142B page 1384, First Circuit Court for Davidson County, Tennessee.

Said grantees assume and agree to pay a mortgage held by Noel-Palmer Mortgage Company, Inc. of record in Book 4436, page 764, said Register's Office.

Said property is subject to the restrictions of record in Book 4409, page 228, and setback lines and easements of record in Plat Book 4300, page 45, said Register's Office.

This is unimproved ( ) improved (X) property, known as 158 Old Tusculum Road (House Number) (Street) Nashville, Tn. (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 21st day of December, 1977

Julia E. Dutton

Julia E. Dutton

STATE OF TENNESSEE
Davidson County

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

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 21st day of December 1977

Commission expires 6/24/80

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

E 43063

WARRANTY DEED

FROM

Julia E. Dutton, unmarried

TO

Leslie A. Sherrill and wife, Mary C. Sherrill with a Life Estate to Arthur R. Rector et ux

IDENTIF. REFERENCE

DEC 22 12 25 PM '77

FELIX E. MARTIN, REGISTER
DAVIDSON COUNTY, TENN.

File Box 12

DEC 22 77	CONV	26,727.59			
DEC 22 77	S'TAX		B*	69.42	
DEC 22 77	PR'FEE		B*	.50	
DEC 22 77	W'DEED		B*	4.00	* 73.92