BOOK 5246 PAGE 851

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charlton Realty Company, Inc.	First Federal Savings and Loan Assoc.	2BA-S8745
(NAME) 490 Bell Road	(NAME) Union at Fourth Avenue	Map 120-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37217	(STREET ADDRESS) Nashville, Tennessee 37219	Parcel 67
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4233, page 411, Register's Office for Davidson County, Tennessee.

I, Annette S. Sutton, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said

Otis Charlton Realty Company, Inc., its successors, ~~successors and~~ assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 185 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 185 fronts 60 feet on the west side of Saturn Drive and runs back between lines 181.6 feet on the north line and 190.9 feet on the south line to a dead line in the rear on which it measures 60.6 feet.

Being the same property conveyed to John R. Sutton and wife, Annette S. Sutton, by deed from Hermes M. Ladnier and wife, Jean R. Ladnier, of record in Book 4233, page 409, Register's Office for Davidson County, Tennessee. The said John R. Sutton and Annette S. Sutton are divorced and the above described property was awarded to Annette Sutton by divorce decree of record in Book 5243, page 461, said Register's Office. The said Annette S. Sutton and Annette Sutton is one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,750.00

Subscribed and sworn to before me, this the 26th day of January 19 78

Affiant

My commission expires: 11-15-1980 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Otis Charlton Realty Company, Inc., its successors ~~successors~~, *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Otis Charlton Realty Company, Inc., its successors *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 26th *day of* January, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By

Doug Pedigo

Of The Law Firm Pedigo & Standon

Stahlman Building: Nashville, Tennessee

Annette S. Sutton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Arthur L. Clendenen, *a Notary Public in and for said County and State,* Annette S. Sutton

the within named 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 26 *day of* January, *19* 78

Arthur L Clendenen
Notary Public

Commission expires 11-15-1980

NOTARY PUBLIC ARTHUR L. CLENDENEN DAVIDSON COUNTY, TENN.

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.....

WARRANTY DEED

FROM

ANNETTE S. SUTTON, UNMARRIED

TO

OTIS CHARLTON REALTY COMPANY, INC.

Mail Deed to:
Century 21
Charlton Realty Co.
490 Bell Road
Nashville, Tennessee
37217

E 47841

IDENTIF. REFERENCE

JAN 27 1 59 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JAN 27 78	CONV	15,750.00			
JAN 27 78	S'TAX		B*	40.82	
JAN 27 78	PR'FEE		B*	.50	
JAN 27 78	W'DEED		B*	4.00	* 45.32

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Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238
PEDIGO & SAINDON