FILE BOX 3

BOOK 5356 PAGE 263 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,014.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 1978

Notary Public

MY COMMISSION EXPIRES 4-22-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip D. Sutton (NAME)	Federal Land Bank Assoc. of Gallatin (NAME)	MAP 98
Rt. 6, Earheart Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 811 (STREET ADDRESS)	PARCEL 78
Mt. Juliet, TN 37122 (CITY) (STATE) (P. O. ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	4D-13580

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, William Robert Wilson and Jami Edwards Wilson (both single persons)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip D. Sutton and wife Jan M. 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:

A tract of land in the 4th Civil District of said County, being Tract No. 12 on an unrecorded plat made by Hickerson & Smith, Engrs., dated November 20, 1965, and described as follows:

SAID tract fronts 74.1 feet on the easterly margin of Earheart Road and runs back between parallel lines 803.0 feet on the north line and 857.8 feet on the south line to a line in the rear on which it measures 168.0 feet.

BEING the same property conveyed to William Robert Wilson and wife Jami Edwards Wilson, by deed from Walter J. Edwards and wife Ruby O. Edwards, as of record in Book 4908, Page 8, Register's Office for said County. Also see Minute Book 145B , Page 998, #90935 & 90885 Circuit Ct. for Dav. Co.

THIS conveyance is subject to restrictions of record in Deed Book 4268, Page 791, Register's Office for said County.

THIS conveyance however is subject to a certain Deed of Trust , recorded in 4908, Page 10, Register's Office for Davidson County, Tennessee, securing a promissary note dated April 29, 1975, payable to the order of The Federal Land Bank Association of Louisville, with a present unpaid balance of approximately $28,514.36, which the Grantees herein hereby assume and agree to pay the escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

THIS conveyance is subject to any and all existing easements of record.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Rt. 6, Earheart Road (House Number) (Street) Mt. Juliet, TN 37122 (P. O. Address) (City or Town) (Postal Zip)

This is unimproved (XX) improved ( ) property, known as

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 24TH day of OCTOBER, 19 78

William Robert Wilson William Robert Wilson

Jami Edwards Wilson Jami Edwards Wilson

RECORDED 504

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Robert Wilson and Jami Edwards Wilson

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 Nashville, Tennessee, this 24TH day of OCTOBER, 19 78.

Commission expires 2-22-80

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
William Robert Wilson

TO
Phillip D. Sutton

E 96784

IDENTIF. REFERENCE

OCT 27 10 13 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

OCT 27 78	CONV	55,014.30			
OCT 27 78	S'TAX		B*	143.00	
OCT 27 78	PR'FEE		B*	.50	
OCT 27 78	W'DEED		B*	4.00	* 147.50