This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5483 PAGE 913

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles R. Sutton and wife, Ora B. Sutton	First Tennessee Bank N. A. Memphis	150-5-239
(NAME)	(NAME)	
416 Safford View Drive	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Charles R. Sutton and wife, Ora B. Sutton and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Charles R. Sutton and wife, Ora B. Sutton have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $48,000.00, secured by deed of trust of record in Book 5456, page 91, Register's Office for Davidson County, Tennessee. The Grantee further hereby assumes the obligations of Rufus Howard Smith, Jr. under the terms of the instruments creating the loan to indemnify the veterans administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

We, Rufus Howard Smith, Jr. and wife, Carol Mary Smith

have this day bargained and sold, and do hereby transfer and convey unto the said Charles R. Sutton and wife,

Ora B. Sutton

the Grantees herein, their (successors), heirs and assigns,

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

Being Lot No. 269, Safford View Drive Cherry Hills Subdivision, Section V, as shown on Plat of record in Book 4300, page 156, Register's Office for Davidson County, Tennessee, described as follows:
Said Lot No. 269 fronts 80 feet on the easterly margin of Safford View Drive and extends back 196.0 feet on the northerly and 172.0 feet on the southerly line to a broken line in the rear which measures 87.75 feet.

Being the same property conveyed to Rufus Howard Smith, Jr., and wife, Carol Mary Smith by deed from Community Federal Savings and Loan Association of Nashville, of record in Book 5456, page 88, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 30-foot setback line from Safford View Drive, and conditions of Owner's Certificate of record in Book 4300, page 156, said Register's Office; and restrictive covenants of record in Book 4579, page 841, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 50,500.00

Subscribed and sworn to before me, this the 16th day of August 19 79.

Affiant Charles R. Sutton

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensey

MARY ENSEY NOTARY PUBLIC DAVIDSON CO. TENN.

unimproved ( )
This is improved (X) property, known as 416 Safford View Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, we covenant that we are 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 for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 1 th *day of* August *19* 79 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rufus Howard Smith, Jr.

Carol Mary Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Rufus Howard Smith, Jr. and wife, Carol Mary Smith

the within named 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, *this* 16th *day of* August, *19*79

Mary Emery
Notary Public

MARY EMERY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 4/21/80

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 .....

CHICAGO TITLE INS. CO.
AMERICAN BUILDING
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Rufus Howard Smith, Jr. and wife,
Carol Mary Smith

TO

Charles R. Sutton and wife,
Ora B. Sutton

F 46848

IDENTIF. REFERENCE

AUG 17 10 42 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5483 PAGE 915

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55.00- CO	
			144.30 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK	150.80-
5065A	08/17/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 468488

IDENTIF. REFERENCE

AUG 17 10 42 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705548