BOOK 5534 PAGE 591

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robt. Lee Sutton et ux (NAME)	Same (NAME)	Map 94-2
603 South 20th St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 212
Nashville, Tenn., 37206. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	23W18650.

For and in Consideration of the sum of Ten Thousand Five Hundred and no/100 ($10,500.00) - *DOLLARS*, of which cash in amount of $1,500.00 dollars has been paid by Robert Lee Sutton and wife, Shelia J. Sutton, and for the balance, to wit: $9,000.00, the said Robert Lee Sutton and wife, Shelia J. Sutton, have assumed and agreed to pay the balance owing upon an installment deed note dated April 12, 1979, originally in amount of $9,100.00, set out and described in installment deed from B. B.Doubleday, Jr., ato Richard G. Matthews and wife, Dora Matthews, of record in Book 5422, page 956, Register's Office for Davidson County, Tennessee,

We, Richard G. Matthews and wife, Dora Matthews,

have bargained and sold, and by these presents do transfer and convey unto the said Robert Lee Sutton and wife, Shelia J. Sutton, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the southerly 68 feet of the northerly 150 feet of Lot No. 15 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 68 feet on the easterly side of South 20th Street, and runs back between parallel lines, measuring 50 feet with the northerly margin of an alley, to a dead line in the rear measuring 68 feet.

Being the same property conveyed to Richard G. Matthews and wife, Dora Matthews, by deed from B. B. Doubleday, Jr., dated April 12, 1979, of record in Book 5422, page 956, Register's Office for Davidson County, Tennessee.

This deed drafted by:
Harry G. Nichol, Atty.,
711 J.C.Bradford Bldg.
Nashville, Tenn., 37219.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,500.00.

Affiant

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

Notary Public

My commission expires: July 21, 1981.
(Affix Seal)

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~~XXXXX~~ (X) This is improved (X) property, known as 603 South 20th Street, Nashville, Tenn., 37206.
(House Number) (Street) 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 Robert Lee Sutton and wife, Shelia J. Sutton, their *heirs and assigns, forever.*

And We *do covenant with the said* Robert Lee Sutton and wife, Shelia J. Sutton, *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,* except as hereinbefore stated.

And We, Robert G. Matthews and wife, Dora Matthews, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert Lee Sutton and wife, Shelia J.Sutton, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19th *day of* November, *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.*

Richard G. Matthews

Dora Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Harry G. Nichol, a Notary Public in and for said County and State, the within named Richard G. Matthews and wife Dora Matthews,

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 Nashville, Tennessee, this 19th day of November, 19 79.

Harry G. Nichol, Notary Public.

Commission Expires July 21, 1981.

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.....

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WARRANTY DEED

FROM

RICHARD G. MATTHEWS ET UX

TO Paul

ROBERT LEE SUTTON ET UX.

Boone Dairy Circle
Tenth Ave 37206

Property: 603 South 20th Street
Nashville, Tennessee, 37206.

F 54686

IDENTIFICATION REFERENCE

Nov 26 9 09 AM '79

FILED AND RECORDED
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

105[illegible].00- CO
27.30 CO TX
.50 PRFE[illegible]
12.00 MORE[illegible]
CHECK 39.80-
7365A 11/26/79 SAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F64686

IDENTIFICATION REFERENCE

Nov 26 9 09 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 727193