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

WARRANTY DEED

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1075

12/11 183.30- CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Luton, Jr. and wife, Mary H. Luton	National Mortgage Company	142-11-23
(NAME)	(NAME)	
7151 Birch Bark Drive	4041 Knight Arnold Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Memphis, Tennessee 38118	
(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 James A. Luton, Jr. and wife, Mary H. Luton 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 James A. Luton, Jr. and wife, Mary H. Luton have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $36,400.00, secured by deed of trust of record in Book 4720, page 127, Register's Office for Davidson County, Tennessee,

We, Robert B. Sneed, Jr. and wife, Robinette M. Sneed

have this day bargained and sold, and do hereby transfer and convey unto the said James A. Luton, Jr. and wife, Mary H. Luton *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 15 on the Plan of Valley West, Section V, as of record in Book 4175, page 64, Register's Office for Davidson County, Tennessee.
Said Lot 15 fronts 102.37 feet on the southeasterly side of Birch Bark Drive and extends back 204 feet on the southwesterly line and 228.39 feet on the northeasterly line which is a broken line to a dead line in the rear measuring 119.35 feet thereon.

Being the same property conveyed to Robert B. Sneed, Jr. and wife, Robinette M. Sneed by deed from Price M. Chenault, Jr. and wife, Barbara H. Chenault of record in Book 5035, page 775, said Register's Office.

This conveyance is subject to the Plan of record in Book 4175, page 64, Register's Office for said County, which shows an Owner's Certificate, a 30-foot minimum building setback line from Birch Bark Drive and a 10-foot easement for public utility and drainage purposes; and restrictive covenants of record in Book 3833, page 789, as amended in Book 3838, page 501, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,000.00

Subscribed and sworn to before me, this the 7th day of December 19 79.

James A. Luton Jr. et ux
Affiant

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

Mary E. Nobles
Notary Public

unimproved ( )
This is improved (X) property, known as 7151 Birch Bark Drive, Nashville, Tennessee 37221
(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.

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 7th *day of* December, 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.*

Robert B. Sneed, Jr.

Robinette M. Sneed
Robinette M. Sneed

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Robert B. Sneed, Jr. and wife, Robinette M. Sneed

*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, *Tennessee,*
this 7th *day of* December, *19*79

Mary Emery
Notary Public

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 .....

when recorded return to Chicago title
237573

WARRANTY DEED

FROM
Robert B. Sneed, Jr. and wife,
Robinette M. Sneed

TO

James A. Luton, Jr. and wife,
Mary H. Luton

F67581

IDENTIF. REFERENCE

DEC 11 11 21 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

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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
			68000.00-	CO
			176.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	183.30-
1075A	12/11/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-67581

TENNESSEE REAL ESTATE REFERENCE

DEC 11 11 21 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 730798