THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 333 GALLATIN ROAD, SUITE 9, MADISON, TENNESSEE. 37115

658A 11/05 141.70- CHECK

WARRANTY DEED

BOOK 5815 PAGE 697

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARSHALL N. BAXTER ET UX,	Same	26-1-74
(NAME)	(NAME)	
301 Drake Street		GO-7777
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn		
(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 the grantees hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, ROBERT E. SUTTON AND SARAH SUTTON GALBREATH, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said MARSHALL N. BAXTER AND WIFE, GLORIA F. BAXTER,

the Grantees herein, their ~~successors~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lots No. 28 and 29 of Block "E" of Roscoe Place Subdivision, of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

SAID Lots front together 100 feet on the East margin of Hudson Avenue (now Drake Street) and runs back between parallel lines 150 feet to a line on the rear.

BEING the same property conveyed to DAN B. SUTTON, by deed from H. ROSCOE DRAKE ET AL, of record in Book 1018, page 127, said Register's Office. The said Dan B. Sutton having died intestate, leaving the grantors as his only heirs at law.

This conveyance is subject to restrictive covenant of record in Book 1018, page 127; said Register's Office.

KENNETH M. BALLEW NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me, this the 4 day of Nov 1981

Affiant Marshall N. Baxter II

My commission expires: 10-30-85 (Affix Seal)

Notary Public

unimproved ( )
This is 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 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 ..... day of ....., 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

(Robert E. Sutton)

(Sarah Sutton Galbreath)

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Clay

BOOK 5815 PAGE 698

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* SARAH SUTTON GALBREATH

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 Orange Park, Florida
this ....day of October, 1981.

Joy R. Rhoden *Notary Public*

Commission expires 1-21-83

STATE OF FLORIDA AT LARGE

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.....

STATE OF OHIO
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. SUTTON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cleveland, Ohio,
this 29th day of October, 1981.

Cheryl A. Tracy Notary Public

Commission expires:

CHERYL A. TRACY
Notary Public, State of Ohio - Cuya. Cty.
My Commission Expires Oct. 18, 1983

STATE OF OHIO

WARRANTY DEED

FROM

ROBERT E. SUTTON & SARAH SUTTON GALBREATH

TO

MARSHALL N. BAXTER ET UX, GLORIA F.

HSON

G 66954

IDENTIF. REFERENCE

Nov 5 8 53 AM '81

FELIX Z. KITSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5815 PAGE 699

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
			52000.00- CO	
			135.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 141.70-	
65BSA	11/05/81	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 669954

IDENTIF. REFERENCE

Nov 5 8 53 AM '81

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

No. 851755