Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joseph L. Herndon (NAME)	Same (NAME)	82-9-311
1215 5th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville , TN 37208 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

3554

08/03/82 14.70-

CHECK

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ($10.00)----- DOLLARS

cash in hand paid and other good and valuable consideration, we, the undersigned, the lawful heirs of Jessie James Sutton, deceased, do hereby attest that we are the only lawful heirs of Jessie James Sutton. Continued on page (2) two. Therefore, we the heirs of Jessie James Sutton, Vicie Sutton Green, a single woman, Luther Hill, a married man, and Mary Ann Sutton Hatcher, a single woman

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have bargained and sold and by these presents do transfer and convey unto the said Joseph L. Herndon and wife Dee Ann Walker

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

being the northerly 45 feet of the easterly 98½ feet of the lot No. 48 on the map of D.T. McGavock's First Addition to Nashville as of record in Book 10, page 606 and 607, Register's office for said county. Said part of lot No. 48 fronts 45 feet on the westerly side of Fourth Avenue North and runs back between parallel lines 98½ feet to a deed line. Being the same property conveyed to Jessie James Sutton and wife Lillie Mae Sutton by deed from Herman C. Eden and wife Marie Eden by deed of record in Book 3459 page 186 dated October 24, 1962, Register's office for Davidson County, Tennessee.

RECORDING REQUESTED
POSSIBILITY OF WRITING, TYPING OR PRINTING ON THIS DOCUMENT UNSATISFACTORY WHEN RECORDED

FELIX Z. WILSON, JR., REGISTER
DAVIDSON COUNTY, TN
AUG 2 12 26 PM '83

IDENTIF. REFERENCE

H 6 4 3 4 6

unimproved ( )
This is improved (X) property, known as 1209 Fourth Avenue North (House Number) (Street)
Nashville, Tennessee 37208 (P. O. Address) (City or Town) (Zip Code)

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.

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 22ND day of JULY, 1982.

The heirs of Jessie James Sutton
Vicie S. Green Vicie S. Green
Luther Hill Luther Hill
Mary Ann Sutton Hatcher Mary Ann Sutton Hatcher

Lillie Mae Sutton, having died without a will on July 7, 1976 while residing in Davidson County, Tennessee, and her estate was not probated, was succeeded by her husband Jessie James Sutton.

Jessie James Sutton, an unmarried man, died without a will on October 3, 1979 while residing in Davidson County, Tennessee and his estate was not probated. At the time of his death, having never had any children, his parents having predeceased him, Jessie James Sutton had two living brothers, Luther Hill, a married man, and a party hereunder and Eddie Eugene Sutton, an unmarried man, who died without a will on April 7, 1980, while residing in Oklahoma City, Oklahoma, whose estate was not probated, his wife having predeceased him, and who was succeeded by his only surviving issue, a daughter, Mary Ann Sutton Hatcher, a single woman, and a party hereunder; and one living sister, Vicie Sutton Green, Widow a single woman, and a party hereunder; all other siblings having died in childhood.

Therefore, the undersigned hereby attest that the above is true and further, that they are the only living heirs of Jessie James Sutton and furthermore by this instrument are the only lawful heirs of Jessie James Sutton.

Vicie S. Green

Luther Hill

Mary A. Sutton Hatcher

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STATE OF TENNESSEE Georgia

COUNTY OF Polk

Personally appeared before me, Robert L. Parks, a Notary Public in and for said County and State, the within named Mary Ann Sutton Hatcher

the bargainor, with whom I am personally acquainted, and who acknowledged that Mary Ann Sutton Hatcher executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cedartown, Georgia this 14th day of July, 1982.

My commission expires 9-23-83 Notary Public

STATE OF TENNESSEE

COUNTY OF Hamilton

Before me, Walter L. Jackson, a Notary Public of the State and County aforesaid, personally appeared Vicie S. Green and Luther Hill with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in Chattanooga, Tennessee, this 22nd day of July, 1982. Walter L. Jackson Notary Public

Commission expires My Commission Expires Nov. 10, 1984

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 7000.00

This is equal to or greater than the property would bring at a fair and voluntary sale. Joseph P. Henderson

Sworn to and subscribed before me this 2nd day of August, 1983.

~~My commission expires~~ _____ ~~Notary Public~~ W. Williams Dep. Reg

This instrument was prepared by:

Name	Address
Joseph P. Henderson	615 5th Ave. No. Nashville TN

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			2000.00- CO	
			5.20 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 14.70-	
6554A08/02/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 4 3 4 6

IDENTIF. REFERENCE

AUG 2 12 26 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 968161