WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 5270 PAGE 768

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Cordell Thomas Garrett (NAME)	Cordell Thomas Garrett (NAME)	Map-124
5053 Colemont Dr. (STREET ADDRESS OR ROUTE NUMBER)	(Same.) (STREET ADDRESS)	Parcel-36
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JAMES S. SUTTON and wife, BARBARA JOYCE SUTTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CORDELL THOMAS GARRETT and wife, SHIRLEY JEAN GARRETT, as tenants by the entireties,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to, and being identified as Tract 13 on, an unrecorded survey by J. Bruce Rainey, Registered Land Surveyor, dated July 17, 1981 (Job No. 81-132), as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of this tract and also being 1746.21' West of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property, of which this is a part; thence leaving the margin of said Pike S 07° 02' 59" W 812.30' to a point in the line of the U.S. Government and a fence; thence with the Government line and a fence N 49° 34' 04" W 423.40' to a Government monument; thence S 59° 48' 34" W 651.86' to an iron pin; thence N 54° 55' 06" W 246.37' to an iron pin; thence leaving said fence and Government line N 07° 02' 59" E 15.49' to an iron pin; thence S 82° 01' 33" E 349.74' to an iron pin; thence N 59° 48' 34" E 485.77' to an iron pin; thence N 07° 02' 59" E 486.33' to an iron pin on the southerly margin of the aforesaid Hobson Pike; thence with the margin of said Pike N 86° 10' 51" E 360.00' to the point of beginning, containing 6.18 acres, more or less.

Being the same property conveyed to James S. Sutton and wife, Barbara Joyce Sutton by deed of record in Book 5786, Page 430, and re-recorded at Book 6010, Page 765, Register's Office of Davidson County, Tennessee.

(Continued on Page 3)

unimproved~~X~~
This is improved ( ) property, known as Hobson Pike, Hermitage, TN 37076

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, successors, assigns 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

POSSESSION TO BE GIVEN Date of Deed.

EXECUTED ON THIS THE 13th DAY OF April, 19 84.

Laura S. Sutton
JAMES S. SUTTON

Barbara Joyce Sutton
BARBARA JOYCE SUTTON

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____ James S. Sutton and wife, Barbara Joyce Sutton the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. BOOK 6270 PAGE 799

Witness my hand and seal at office in Mt. Juliet, Tennessee, this 13th day of April, 19 84.

Commission Expires: 6-12-85

Marilyn Sutherland
Notary Public

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name bargainor, a corporation, and that _____ 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 at in _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

JAMES S. SUTTON and wife, BARBARA JOYCE SUTTON

TO

CORDELL THOMAS GARRETT and wife, SHIRLEY JEAN GARRETT

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $17,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Cordell Thomas Garrett
Affiant

Subscribed and sworn to before me this the 13th day of April, 19 84

My Commission Expires: 6-12-85

Marilyn Sutherland
Notary Public

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Together with a joint use easement for the purpose of constructing and maintaining water lines for this and other parcels, more particularly described as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of the above described tract; thence with the margin of said Hobson Pike N 86° 10' 51" E 412.53' feet to a point; thence N 86° 11' 30" E 229.06' to a point; thence crossing Hobson Pike N 09° 14' 44" E 81.27' to a point on the northerly margin of the same; thence continuing N 09° 14' 44" E 998.03' to a point on the southerly margin of Pugh Road; thence with the margin of the same S 83° 32' 39" E 25.03' to an iron pin; thence leaving the margin of said Road and with a fence S 09° 14' 44" W 993.44' to a point on the northerly margin of Hobson Pike; thence crossing said Hobson Pike and continuing S 09° 14' 44" W 81.27' to a point on the southerly margin of said Pike; thence continuing S 09° 14' 44" W 25.66' to a point; thence S 86° 11' 30" W 248.92' to a point; thence S 86° 10' 51" W 417.33' to a point in the easterly line of the above described tract; thence with said easterly line N 07° 02' 59" E 25.46' to the point of beginning.

This conveyance is subject to the following:
(1). Said property is conveyed together with a 25 foot joint use easement for the purpose of constructing and maintaining water lines for this and other tracts from Belinda City, Inc., to the herein insured of record in Book 5786, Page 430, Register's Office for Davidson County, Tennessee.

(2). Easements for the flow of any creeks, branches, ponds, or waterways.

115526

IDENTIF. REFERENCE

APR 16 8 36 AM '84

FELIX A. JOHNSON JR. REGISTER
DAVIDSON COUNTY, TN

MAIL CNT.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6270 PAGE 771

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
			17500.00- CAPT.	
			45.50 CSTAX	
			.50 PRFEE	
			5.00 TDFEE	
	VD		5.00- TDFEE	
			5.00 MDFEE	
			CHECK	55.00-
8543A04/16/84			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5526

IDENTIF. REFERENCE

APR 16 8 36 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 28292