~~7659 11/16 6.00 CASH~~

FORM No. WD-1

QUITCLAIM DEED

BOOK 6427 PAGE 49

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION ~~[illegible]~~ FOR THIS TRANSFER IS $ None

Willie J. Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 1984

L. Chandler, Dep Reg
~~Notary Public~~

~~MY COMMISSION EXPIRES:~~

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie J. Sutton (NAME)	OWNER (NAME)	Part of
4840 Concord Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 75-4
Hermitage, Tenn. 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 37

FOR AND 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, WE, Aubrey H. Johnson, Jr. and wife, Thea T. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie J. Sutton and wife, Wilma J. Sutton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~[illegible]~~ all their right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Beginning at a point being the Southeast corner of Lot 536 Tulip Grove Subdivision, Section IX of record in Book 4675, Page 135, Register's Office Davidson County Tennessee; Thence North 5 degrees 28' East 90.0 feet along the East margin of said Lot to a point being the Northeast corner of said Lot; Thence South 84 degrees 36' East 236.46 feet to a point; Thence continuing another 18.0 feet to a point; Thence South 4 degrees 37' West 90.0 feet to a point; Thence North 84 degrees 36' West 237.80 feet to the point of beginning containing 0.490 acres more or less according to survey by Clay Dyer Couch, Jr., Tennessee #111, dated June 20, 1983.

Being part of the same property conveyed to Aubrey H. Johnson, Jr. by Deed of record in Book 6017, Page 863, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

Reserved to the grantors herein is an easement along the eastern portion of said tract, for egress and ingress along the creek for purposes of dredging, maintaining a drainage way, removing dirt or adding dirt as may be necessary to comply with requirements of the appropriate governmental entity having control over said drainage area, in developing grantors adjacent property

This is unimproved ( ) improved (X) property, known as 0.490 Acres (House Number) (Street) (P.O. Address) Hermitage, Tenn. (City or Town) 37076 (Postal Zip)

~~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. 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.~~

Witness our hands this 29th day of October, 1984

Aubrey H. Johnson, Jr. (signature)
Aubrey H. Johnson, Jr.

Thea T. Johnson (signature)
Thea T. Johnson

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey H. Johnson, Jr. and Thea T. Johnson

the 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 29th day of October 19 84

Commission expires 7-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

[redacted]

FROM
Aubrey H. Johnson, Jr. & Thea T. Johnson

TO
Willie J. Sutton & Wilma J. Sutton

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

I 6 3 9 6 8

IDENTIF. REFERENCE

NOV 16 8 58 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN