FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,800.00

Edward L. Sudbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 19 84.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

File 47

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Sudbury and Sharon Hiett (NAME)	Same (NAME)	Map 104-14
4852 Corning (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 32
Nashville, Tenn. 37211 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	7DA-21625

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, WE, I, Eleanor Hunter Sudbury, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward J. Sudbury and wife Nancy A. Sudbury a One-half undivided interest and James G. Hiett, Jr. and wife Sharon S. Hiett a One-half undivided interest as Tenants In Common 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:

Being Lot No. 11 on the Revised Map of H.L. Marlin's Subdivision of certain lots in BransfordRealty Company's Sharondale Subdivision, not of record, described according to a copy of a survey thereof made October 16, 1935, By Erle Drake, County Surveyor, as follows:

Beginning at a point in the easterly margin of Linmar Avenue, the common corner of lots Nos. 10 and 11 on said plan, said point also being 182 feet northerly from the northeast intersection of said Avenue and Woodlawn, formerly Belair Avenue; thence with the line between lots Nos. 10 and 11 in an easterly direction 173.5 feet to the westerly line of the right of way of the Tennessee Central Railroad; thence with the line of same, northwardly 60 feet to the common corner of lots Nos. 11 and 12; thence with the line between said lots, westwardly 177.5 feet to the easterly margin of said Linmar Avenue; thence with the margin of the same, southwardly 60 feet to the point of beginning.

EXCEPT that portion of the property conveyed to The State of Tennessee by deed of record in Book 4760, page 784 in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Roscoe C. Sudbury and wife Eleanor Hunter Sudbury by deed of Ada C. Shepherd, et al of record in Book 2042, page 377 in said Register's Office; the said Roscoe C. Sudbury being deceased.

Subject to any and all matters contained on said unrecorded plat and to the permanent utility easement conveyed to the State of Tennessee by instrument of record in Book 4760, page 784 in said Register's Office.

The taxes for the year 1984 have been prorated between the parties and the grantee assumes responsibility for payment.

This instrument prepared from information furnished by the parties hereto.

CHECK This is unimproved ( ) improved (X) property, known as 2706 Linmar Avenue Nashville, Tennessee 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

12/05 154.58-

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 my hand this 28th day of November, 19 84

Eleanor Hunter Sudbury: Eleanor Hunter Sudbury

2624

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor Hunter Sudbury

the 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 Nashville, Tennessee, this 28th day of November 19 84

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he) (they) as such and, being authorized so to do, executed 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

WARRANTY DEED

FROM
Eleanor Hunter Sudbury

TO
Edward L. Sudbury and wife Nancy A.
James G. Hiett, Jr. and wife Sharon S.

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

167948

IDENTIF. REFERENCE

DEC 5 10 10 AM '84

DAVIDSON COUNTY, TN

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

60800.00- CAMT.
168.08 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 164.58-
2624A12/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 7 9 4 8

IDENTIF. REFERENCE

Dec 5 10 10 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 90527