FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$5,500.00 Virginia D. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 19 85.

Brenda Sutton
Notary Public

MY COMMISSION EXPIRES: ~~4/21/85~~ 7-28-88

(AFFIX SEAL)

BOOK 6529 PAGE 381

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
Jesse R. & JoAnn D. Maggart (NAME)	Same (NAME)	Map 34-13
500 W. Angela Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 179
Goodlettsville, TN 37075 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	T.I.D. 26236

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, James Sutton, Sandra Sutton and Patsy C. Watson, tenants in common, each with an undivided 1/3 interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse R. Maggart and wife, JoAnn D. Maggart

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, Block D, in East Lawn as shown of record in Plat Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James Sutton, Sandra Sutton and Patsy C. Watson, as tenants in common, each with an undivided 1/3 interest by deed from Maxine Hughes Cassetty, a widow, Miller Highes Reynolds, a widow and Patty Hughes Rayburn, a widow, of record in Book 6127, page 925, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

04/09-20-80 CHECK

This is unimproved (XX) This is improved ( ) property, known as 128 Odette Street Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (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 hand s this 7th day of April, 19 85

James Sutton Sandra Sutton Patsy C. Watson

5264

STATE OF TENNESSEE
Davidson County
Sumner

BOOK 6529 PAGE 382

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named James Sutton, Sandra Sutton and Patsy C. Watson

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 1st day of April 19 85

Commission expires 1-28-88

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
James Sutton, Sandra Sutton and
Patsy C. Watson

TO
Jesse R. Maggart and wife,
JoAnn D. Maggart

File Box 24

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

1.95 1.7.9

IDENTIF. REFERENCE T

APR 9 10 01 AM '85

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6529 PAGE 383

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

5500.00- CAMT.
14.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 20.80-
6264A04/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 9 5 1 7.9

IDENTIF. REFERENCE

APR 9 10 01 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 123251