Box 8 cq

BOOK 6865 PAGE 51

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Everett E. Sutton 518 Weeping Elm Road Mt. Juliet, TN. 37122	First Tennessee Bank P.O. Box 474 Memphis, TN. 38101	MAP 116-08 PARCEL 062 7DA-06065

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alice M. Savage, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Everett E. Sutton and wife, Mildred H. Sutton hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the southerly 100 feet of Lots Nos. 9 and 10 on the plan of A Resubdivision of Lots Nos. 29 to 34 and Lots Nos. 49 to 54 inclusive, in the Kenner Manor Land Company's 2nd Subdivision, of record in Book 547, page 134, Register's Office for said County.

SAID property fronts 100 feet on the westerly margin of Clearview Drive, formerly Ensworth Avenue, and extends back between parallel lines, 174 feet to a dead line.

BEING the same property conveyed to Alice M. Savage, a 3/4 undivided interest, and Melissa A. Cannon, a 1/4 undivided interest, by deed from Steve Edwards Harder, unmarried, of record in Book 5791, page 535, said Register's Office. The said Melissa A. Cannon having since quitclaimed her 1/4 undivided interest in said property to Alice M. Savage, of record in Book 6060, page 948, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to First Tennessee Bank N.A. Memphis, of record in Book 5619, page 910, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 1005 Clearview Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee. Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of May, 19 86.

Alice M. Savage

Alice M. Savage

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of May, 19 86, before me personally appeared Alice M. Savage, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 103,500.00.

Mildred H. Sutton
Affiant

Subscribed and sworn to before me, this the 21st day of May, 1986.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE LICENSED NOTARY PUBLIC ALL

IDENTIFI REFERENCE

MAY 22 10 55 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03423.

WARRANTY DEED

from:
Alice M. Savage, unmarried

to:
Everett E. Sutton and wife, Mildred H. Sutton

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24961

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6865 PAGE 53

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
			103500.00- CONT.	
			269.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	275.60-
7145A05/22/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03423

IDENTIFICATION REFERENCE

MAY 22 10 55 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250902