THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

FILE NO. ES-86-5-1006

ORIGINAL

WARRANTY DEED

BOOK 6869 PAGE 734

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROGER C. SUTTON et ux, (NAME)	SAME (NAME)	MAP 61-16
1212 S. GRAYCROFT (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	PARCEL 336
MADISON, TN 37115 (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	15DZ-22110

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, we

WILLIAM E. VADEN and AUSTIN W. SMTH, JR., hereinafter referred to as GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said ROGER C. SUTTON et ux, NANCY S. SUTTON, hereinafter referred to as GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 10, Block "C", of the Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.

Said Lot No. 10 fronts 100 feet on the westerly side of Greenland Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to William E. Vaden and Austin W. SMith, Jr., by deed from Virginia Vaden Jordan, a widow, of record in Book 5517, page 468, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Plat of record in Book 843, page 95, said Register's Office, and easements of record in Book 1160, page 522, said Register's Office, and restrictions of record in Book 1160, page 522, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $41,000.00

Subscribed and sworn to before me this the 15th day of MAY 19 86

Affiant

My commission expires: 11-12-89 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property known as 1422 GREENLAND AVENUE, NASHVILLE, TN 37216 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their *(successors), heirs and assigns forever* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* oursleves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S *this* 15th *day of* MAY 1986 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

X William E. Vaden
WILLIAM E. VADEN

X Austin W. Smith Jr.
AUSTIN W. SMITH, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN W. SMITH, JR.

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at MADISON, Tennessee, this 15th day of MAY, 19 86.

Deana L. Montgomery, Notary Public

Commission expires 11-13-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he 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 in .....
this ..... day of ....., 19 ....

..... Notary Public

Commission expires .....

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 29 9 19 AM '86

IDENTIFICATION REFERENCE

0 4 8 7 5

STATE OF GEORGIA)
COUNTY OF DeKalb)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named WILLIAM E. VADEN, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Tucker, GEORGIA this 20 day of May, 1986.

Debbie A Cane
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Notary Public, Georgia, State at Large
My Commission Expires June 20, 1989

WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6869 PAGE 736

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
			[illegible]	
			106. [illegible]TAX	
			[illegible]	
			G.[illegible]	
				113.10-
			08/29/86 [illegible]	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04975
9:01 AM '86
9.00. Rel
May 29 '86
T. J. Wilson
Law. City

No. 252720