Mail

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

BOOK 7139 PAGE 906

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS .
ROGER C. SUTTON et ux, NANCY S. SUTTON 1212 S. GRAYCROFT MADISON, TENENSSEE 37115	THIRD NATIONAL BANK 201 4TH AVENUE, NORTH NASHVILLE, TENNESSEE 37239	MAP 107-09 PARCEL 085 02DA-53688

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged JO ANN HOLLAND, herereinafter referred to as " GRANTOR(S) " have this day bargained and sold, and by these presents does hereby transfer and convey unto the said ROGER C. SUTTON ET UX, NANCY S. SUTTON , hereinafter referred to as " GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 922 Patricia Dr.m Nashville, Tennessee .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and I covenant with the Grantee(s), their heirs and assigns, that I am lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 16th day of February, 1987.

Jo Ann Holland, Single Person
JO ANN HOLLAND

1556 9.47.90 02/18 10:55 AM

IDENTIFICATION REFERENCE

FEB 18 11 21 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Patricia Heights as of record in Book 2331, page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 252.4 feet on the east side of Patricia Drive and runs back 94.1 feet on the north line and 172.9 feet on the south line to a dead line which is a broken line, measuring 238.5 feet thereon.

Being the same property conveyed to Fred K. Holland by deed of record in Book 3458, page 27, said Register's Office, and subsequently to Fred K. Holland et ux, Jo Ann Holland, by deed of record in Book 4066, page 219, said Register's Office; Fred K. Holland and Jo Ann Holland having been divorced by decree of Sixth Circuit Court, Davidson County, Tennessee, Rule No. 96552; the survivorship interest of Fred K. Holland having been conveyed to Jo Ann Holland by deed of record in Book 5749, page 326, by Trustee in Bankruptcy pursuant to proceedings in Bankruptcy Court, Middle District of Tennessee, No. 78-31939, the said Fred K. Holland having then conveyed all of his right, title and interest, legal and equitable, to Jo Ann Holland by Quitclaim Deed of record in Book _____, page _____, said Register's Office.

EXHIBIT B

1. 1987 real property taxes.

2. Restrictions of record in Book 2542, page 519, and amended and extended by instruments of record in Book 6045, page 421; Book 6067, page 762 and Book 6887, page 605. Said Register's Office.

3. The plan of record in Book 2331, page 131, said Register's Office which shows an owner's certificate, a 60 foot minimum building set back line from Patricia Drive and a 10 foot public utility easement along the rear line of said lot.

4. A 20 foot wide easement for water main per instrument of record in Book 6375, page 641, said Register's Office.

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of Feb, 1987.

NOTARY PUBLIC

My Commission Expires:

11/1/87

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 JO ANN HOLLAND, the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 16th day of February, 1987.

NOTARY PUBLIC

My Commission Expires:

11/1/87

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

RECEIVED OF _____

FOR _____

BOOK 7139 PAGE 910

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

350[illegible].00- AMT.
98.00 STAX
.50 PRFEE
12.00 MISC
CHECK 110.50-
ISSUED/TO/BY BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.4.7.9 0.

IDENTIFI REFERENCE

FEB 18 11 21 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46933