Mail

BOOK 7276 PAGE 747

THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

J.C. CARTER ET. UX, EVELYN CARTER
4261 SWEDEN DRIVE
HERMITAGE, TENNESSEE 37076

MORTGAGEE(S):

NONE
NONE
NONE

SEND TAX BILLS TO:

J.C. CARTER ET UX, EVELYN CARTER
4261 SWEDEN DRIVE
HERMITAGE, TENNESSEE 37076

MAP AND PARCEL NOS.:

MAP 65-09
PARCEL 046

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 $ 41,725.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 22nd day of December, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-89

RECEIVED FOR REFERENCE
JAN 27 8 50 AM '87
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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 are hereby acknowledged ROGER C. SUTTON ET UX, NANCY S. SUTTON hereinafter referred to as "GRANTOR(S)", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said J.C. CARTER ET UX, EVELYN CARTER 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 4840 Everest Drive, Old Hickory, Tennessee 37138.

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 we covenant with the Grantee(s), their heirs and assigns, that we are 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 themselves, their 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) have caused this Warranty Deed to be executed as of the 2nd day of June, 1987.

Roger C. Sutton
ROGER C. SUTTON

Nancy S. Sutton
NANCY S. SUTTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named ROGER C. SUTTON ET UX, NANCY S. SUTTON, the Bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 2nd day of June, 1987.

Alice D. Hall
NOTARY PUBLIC

MONTGOMERY COUNTY NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Sherwood Forest Subdivision, Section 3, of record in Book 4460, page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 76.08 feet to a point, thence 3.41 feet, on the westerly margin of Everest Drive, and runs back 144.48 feet on the South sideline, and 80.07 feet on the rear lot line, and 144.50 feet on the north sideline.

Being the same property conveyed to Roger C. Sutton et ux, nancy S. Sutton by deed from Glenn T. Stewart of record in Book 7247, page 992, said Register's Office.

" EXHIBIT B "

This conveyance is subject to the following:

1. 1987 real property taxes and real property taxes for future years.

2. The Plan of record in Book 4460, page 81, said Register's Office.

3. Restrictive covenants contained in instrument of record in Book 4593, page 690, said Register's Office.

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

RECEIVED OF _____

FOR _____

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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
			41725.00- CATT.	
			116.75 CSTAX	
			.50 PREF	
			12.00 MDE T	
			CHECK 129.25-	
			265|AUG/24/87 RAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39366

IDENTIFICATION REFERENCE

JUN 24 [illegible] 87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 96872