THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

00255376

# WARRANTY DEED

BOOK 7343 PAGE 137

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| BARRETT B. SUTTON, JR. (NAME) | NO MORTGAGE (NAME) | MAP 104-5 |
| 3534 CENTRAL AVENUE (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 323 |
| NASHVILLE, TN 37205 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

Cash in hand paid by BARRETT B. SUTTON, JR. AND WIFE, AMY S. SUTTON and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

RUDY TRUDEL

*have this day bargained and sold, and do hereby transfer and convey unto the said* BARRETT B. SUTTON, JR., AND WIFE, AMY S. SUTTON *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Richland Realty Company's First Addition to Subdivision "B", of record in Book 332, page 174, Register's Office for said County.

Said Lot No. 260 fronts 50 feet on the northerly side of Central Avenue and extends back between parallel lines 200 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to Rudy Trudel and wife, Holly Trudel, by deed from Horace F. Henley and wife, Betty G. Henley, of record in Book 4916, page 433, Register's Office of Davidson County, Tennessee. The said Rudy Trudel and Holly Trudel having since divorced and by Quitclaim Deed of record in Book 6459, page 844, said Register's Office, subject property was vested in Rudy Trudel, a single person.

The said Barbara Hackett joins the execution of this instrument for the purpose of conveying any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 129,200.00

*Subscribed and sworn to before me this the* 28th *day of* August, *19* 87

*Affiant* Barrett B. Sutton Jr.

*My Commission expires:* 3-11-90 *(Affix Seal)*

*Notary Public* Susan A. Martin

*This is improved ( ) unimproved ( ) property, known as* 3534 CENTRAL AVENUE, NASHVILLE, TN 37205
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 ourselves, 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*

*Whenever 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 hands this* 28th *day of* August *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rudy Trudel
RUDY TRUDEL

Barbara Hackett
BARBARA HACKETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7343 PAGE 138

*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Rudy Trudell and Barbara Hackett

*the within named bargainor* S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 28th *day of* August, *19* 87

Patsy A Martin
*Notary Public*

*Commission expires* 3-11-90

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 (or proved to me on the basis of satisfactory evidence), 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* _____

SEP 2 2 23 PM '87
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

6196U

**WARRANTY DEED**

FROM

TO

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7343 PAGE 139

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WO - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TO - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

129900.00- CANT.
363.72 CSTAX
.50 PRFEE
6.00 ADEED
CHECK 370.22-
07/3A09/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61960

IDENTIFICATION REFERENCE

SEP 2 2 23 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 12538