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THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

3355 03/22 0101 03CHECK 731.70

IDENTIFICATION REFERENCE

WARRANTY DEED MAR 22 1 45 PM '88

REGISTER

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
LESTER EARL SUTTON AND WIFE, MARJORY RUTH OSBORNE SUTTON 524 Harpeth Trace Nashville, TN 37221	DOBSON & JOHNSON, INC. Suite 400 One Belle Meade Place 4400 Harding Road Nashville, TN 37205	Map 143 Parcel 2A-28

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, J. MORRIS SULLIVAN AND WIFE, IRENE SULLIVAN, do hereby transfer and convey unto LESTER EARL SUTTON AND WIFE, MARJORY RUTY OSBORNE SUTTON, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 28 on the Plan of Harpeth Trace Estates, Section Three, as of record in Plat Book 5200, Pages 751, 752 and 753, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of said lot.

BEING the same property conveyed to J. Morris Sullivan and wife, Irene Sullivan by deed from John R. Beesley, III, Trustee, of record in Book 6857, Page 867 and re-recorded in Book 7035, Page 511, Register's Office for Davidson County, Tennessee.

This is improved real property known as 524 Harpeth Trace, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said LESTER EARL SUTTON AND WIFE, MARJORY RUTH OSBORNE SUTTON, their heirs, successors and assigns forever.

The undersigned covenant with the said LESTER EARL SUTTON AND WIFE, MARJORY RUTH OSBORNE SUTTON, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1988 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of record in Book 5200, Pages 751, 752 and 753, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens and Restrictions, including liens from annual and/or monthly assessments and charges, and special assessments, all as set forth and contained in an instrument of record in Book 5120, Page 208, Book 5380, Page 357, Book 6274, Page 148, Register's Office for Davidson County, Tennessee.

4. Easements of record in Book 5099, Page 783, Book 5142, Page 694, Book 5360, Page 320, Book 5364, Page 882, Book 5102, Page 956, and Book 4889, Page 192, Register's Office for Davidson County, Tennessee.

Except as set forth herein, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said LESTER EARL SUTTON AND WIFE, MARJORY RUTH OSBORNE SUTTON, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 21st day of March, 1988.

J. Morris Sullivan
J. MORRIS SULLIVAN

Irene Sullivan
IRENE SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lacy B. Sullivan, a Notary Public in and for said State and County, J. MORRIS SULLIVAN AND WIFE, IRENE SULLIVAN, the within named the within bargainors, 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 21st day of March, 1988.

Lacy B. Sullivan
NOTARY PUBLIC

My Commission Expires: 3/11/91

LACY R. SULLIVAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $259,000.00.

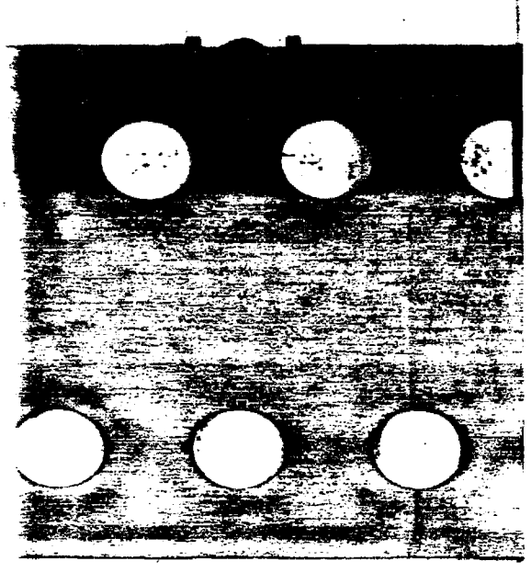
Lester Earl Sutton
AFFIANT

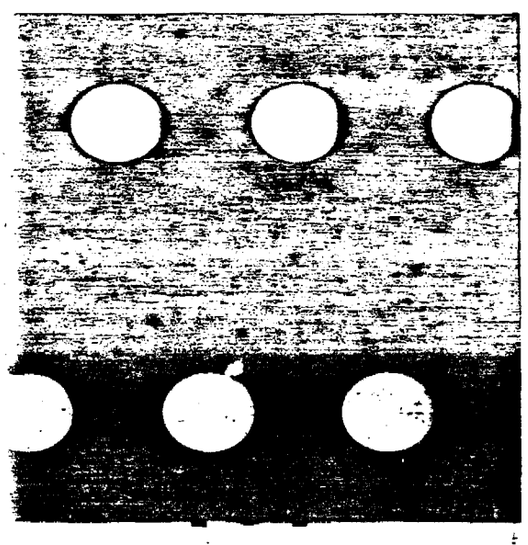
Sworn to and subscribed before me this 21st day of March, 1988.

Lacy B. Sullivan
NOTARY PUBLIC

My Commission Expires: 3/11/91

LACY R. SULLIVAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7496 PAGE 721

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	CAMT
	259000.00
CON TX	725.20
PRFEE	0.50
WDEED	6.00
TOTAL	731.70
CHECK	731.70

03/22/88 01 13:46 0001 8355

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IDENTIFICATION REFERENCE

MAR 22 1 45 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 72939