BOOK 8061 PAGE 68 mail

THIS INSTRUMENT PREPARED BY:
William P. Jones, Kelly & Jones
629 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
SHELIA J. SUTTON **1014 New Due West Avenue** **Madison, Tennessee 37115**	**OWNER**	**Map 51-1** **Parcel 9** **11D 7305**

0857 03/09 0101 03CHECK 125.50

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of **Thirty-Five Thousand Dollars ($35,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged, I, **RAYMOND EARL SANDERS, CONSERVATOR OF JOHN THOMAS SANDERS, JR.**, pursuant to an Order of Honorable Tom E. Gray, Chancellor of the Chancery Court for Sumner County, Tennessee, being Civil Action No. 89C-II-21, have this day bargained and sold, and by these presents do hereby transfer and convey unto **SHELIA J. SUTTON**, her successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 15 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof by H. R. Swann, Jr., Surveyor, dated April 20, 1947 as follows:

BEGINNING at a point on the north margin of Due West Avenue at the corner of Lots 14 and 15; thence with the line between said lots, northerly 598.2 feet to a point; thence easterly 100 feet to the corner of Lots No. 15 and 6; thence with the line between said lots southerly 602.57 feet to the north margin of Due West Avenue; thence with the margin of the same 100 feet to the point of beginning.

BEING the same property conveyed to grantor by deed of record in Book 5794, Page 588, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with appurtenances, estate, title and interest thereunto belonging, to **SHELIA J. SUTTON**, her heirs, successors and assigns forever.

KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE
TENN. 37075

MAR 9 9 18 AM '90
DAVIDSON COUNTY

IDENTIF. TREFERENCE

09468

I COVENANT that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as of record.

I FURTHER COVENANT with the said **SHELIA J. SUTTON,** and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land unto the said **SHELIA J. SUTTON,** her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of February, 1990.

Raymond Sanders

RAYMOND EARL SANDERS, as Conservator of JOHN THOMAS SANDERS, JR.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said County and State, **RAYMOND EARL SANDERS,** with whom I am personally acquainted, and who upon oath acknowledged himself to the **Conservator of JOHN THOMAS SANDERS, JR.,** and as such **Conservator,** being authorized so to do pursuant to an Order of the Chancery Court for Sumner County, Tennessee, in Civil Action No. 89C-II-21, executed the foregoing instrument for the purposes therein contained by signing his name as **Conservator for JOHN THOMAS SANDERS, JR.**

WITNESS my hand and official seal at Hendersonville, Tennessee, this 28th day of February, 1990.

CAROLYN S. CRISLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Carolyn S. Crisler

NOTARY PUBLIC

My Commission expires: 8/2/92

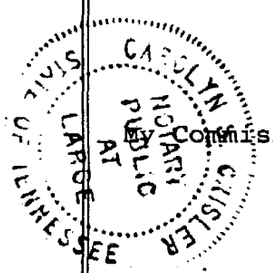
STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby make oath and affirm that 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.

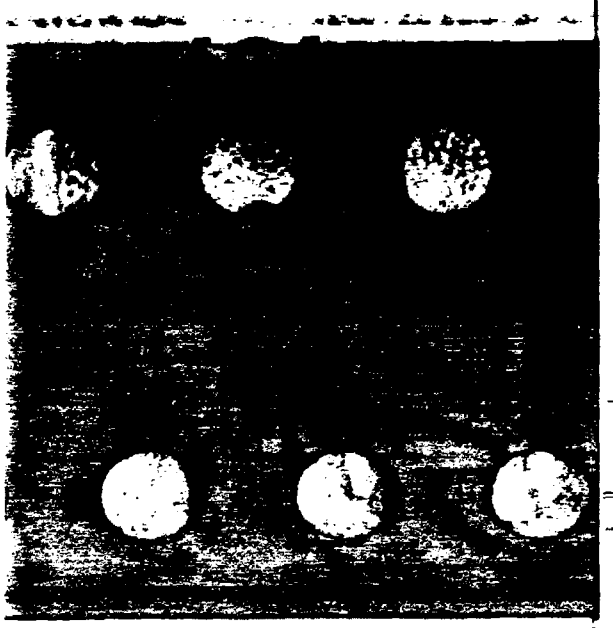
Sheila L Sutton
AFFIANT

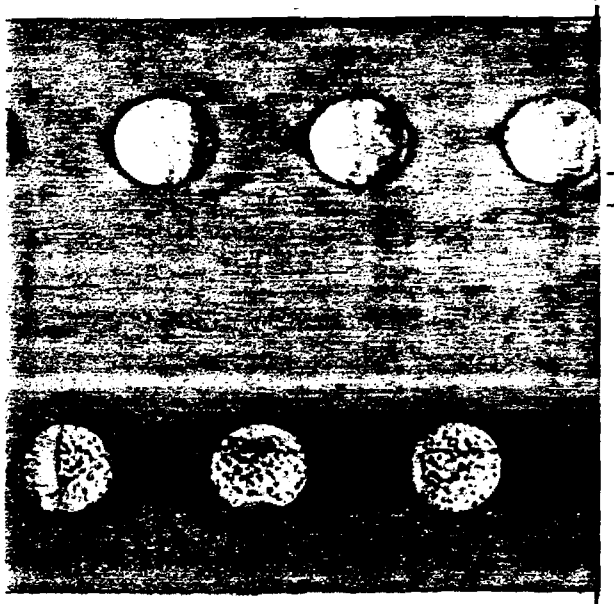
Sworn to and subscribed before me this 28th day of February, 1990.



Carolyn S. Crisler
NOTARY PUBLIC

My Commission expires: 8/2/92





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

CAMT	35000.00
CON TX	115.50
PRFEE	1.00
WDEED	9.00
TOTAL	125.50
CHECK	125.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/09/90 01 09:16 0001 0857

Q9468

IDENTIF. REFERENCE

MAR 9 9 10 AM '90

DAVIDSON COUNTY TN.

No. 299344