File Box 29

BOOK 8177 PAGE 997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,389.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 90.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen White (NAME)	Fidelity Federal Savings and (NAME)	MAP 75-13
300 Bonnasprings Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PARCEL 221
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37201 (CITY) (STATE) (ZIP)	4D-32186

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James D. Sutton and wife, Lynn W. Sutton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen White and wife, Anita M. White

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, being Lot No. 1069 on the Plan of Hermitgage Hills Subdivision, Section 9, as of record in Book 3600, page 97, said Registers Office.

Said Lot No. 1069 begins at a point in the southerly margin of Bonnacreek Drive, the common corner of Lot Nos. 1069 and 1070; thence eastwardly with said margin 105.3 feet to a concrete monument, the beginning of a curve; thence southeastwardly around said curve 39.27 feet to a point in the easterly margin of Bonnasprings Drive; thence southwardly 97;26 feet with said margin to a point, the common front corners of Lots Nos. 1068 and 1069; thence westwardly with the line between said lots 116.4 feet to a point; the common rear corner of Lots Nos. 1068, 1069 and 1070; thence northwardly with the line between lots Nos. 1069 and 1070, 117.55 feet to the point of beginning.

BEING the same property conveyed to James D. Sutton and wife, Lynn W. Sutton by deed from Warren E. Manchess, Patricia Mancehss Ward and Gregory J. Manchess, filed of record in Book 6944, page 100, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6944, page 103, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

This is improved (X) unimproved ( ) property, known as 300 Bonnasprings Drive, Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 15th day of August, 19 90

James D. Sutton

Lynn W. Sutton

BOOK 81[illegible]

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and said County and State, the within named James D. Sutton and wife, Lynn W. Sutton

(or proved to me on the basis of satisfactory evidence) they the bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 19 90

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who* and upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

WARRANTY DEED

FROM James D. Sutton and wife, Lynn W. Sutton

TO Allen White and wife, Anita M. White

1389 08/20 0101 03CHECK 236.02

Return to:
PRIORITY ESCROW SERVICES INC
50 Century Boulevard
Suite 120
Nashville, TN 37214

0655

'90 AUG 20 9 46 AM

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 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

CAMT	69389.36
CON TX	229.02
PRFEE	1.00
WDEED	6.00
TOTAL	236.02
CHECK	236.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/20/90 01 09:49 0001 1389

50655

IDENTIFICATION REFERENCE

AUG 20 9 46 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 347808