WARRANTY DEED GIVEN IN LIEU OF FORECLOSURE

PREPARED BY:

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175 East Main Street
2nd Floor
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $48,039.55.

Affiant

SWORN to and subscribed before me on this the 28th day of September, 1990.

NOTARY PUBLIC

My Commission Expires: 11-12-90

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
OLD HICKORY CREDIT UNION	Same as new owner	42-12
1000 Industrial Drive		PAR. 84
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **JAMES W. SUTTON and wife, SANDRA C. SUTTON,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **OLD HICKORY CREDIT UNION,** hereinafter called **GRANTEES,** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Woodrose Subdivision of record in Book 5900, page 216, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to JAMES W. SUTTON and wife, SANDRA C. SUTTON, and PATSY C. WATSON, by deed from CASSIE L. JACKSON of record in Book 6057, page 101, Register's Office for Davidson County, Tennessee, and being the same property conveyed to JAMES W. SUTTON and wife, SANDRA C. SUTTON by Quitclaim Deed from PATSY C. WATSON of record in Book 6635, page 926, Register's Office for Davidson County, Tennessee.

THIS WARRANTY DEED IS GIVEN IN LIEU OF FORECLOSURE PROCEEDINGS under Deed of Trust executed by JAMES W. SUTTON and wife, SANDRA C. SUTTON, and PATSY C. WATSON of record in Book 6210, page 856, Register's Office for Davidson County, Tennessee, the said PATSY C. WATSON having previously conveyed all her right, title and interest in said property to JAMES W. SUTTON and wife, SANDRA C. SUTTON by Quitclaim Deed of record in Book 6635, page 926, said Register's Office.

IDENTIF. TREFERENCE
OCT 5 10 52 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
62911

This is improved property known as 413 Agb Williams Ave. _____, Madison, Tennessee, 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEES**, its 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**, its 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 hands this 28th day of September, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James W. Sutton — Sandra C. Sutton

JAMES W. SUTTON — **SANDRA C. SUTTON**

7772 10/05 0101 03CHECK 6.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES W. SUTTON and wife, SANDRA C. SUTTON, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 28th day of September, 1990.

Ellen B. May
NOTARY PUBLIC

My Commission Expires: 11-12-90