This instrument was prepared by:
American Escrow Company, P. O. Box 1733,
Hendersonville, TN 37077, please return to same.

BOOK 8302 PAGE 685

WARRANTY DEED

Address Present Owner	Send Tax Bills to:	Map-Parcel Nos.
Roger C. Sutton	The Kislak Organization	18-12-10
c/o Seals Realtors	1101 Brickell Avenue	GO 12821
425 E Old Hickory Blvd	Miami, FL 33131	
Madison, TN 37115		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43,061.63.

Roger C. Sutton
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1991.

Notary Public

My Commission Expires: 11/19/94

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,

ALBERT M. COUNCIL and wife, CARMEN A. COUNCIL,

hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

ROGER C. SUTTON and wife, NANCY S. SUTTON,

hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Book 2900, Page 10, Register's Office for said County.

SAID Lot 13 fronts 105 feet on the westerly side of Swift Drive and runs back between lines (measuring) 298.4 feet on the northerly line and 305.3 feet on the southerly line to a dead line in the rear on which it measures 155.5 feet.

BEING the same property conveyed to Albert M. Council and wife, Carmen A. Council by deed from Michael J. Schiele and wife, Virginia F. Schiele of record in Book 5839, Page 849, Register's Office for Davidson County, Tennessee.

AS part of the consideration for this conveyance is the Grantees assumption of the Deed of Trust of record in Book 4523, Page 140, Register's Office for Davidson County, Tennessee; which secures one note in the original principal amount of $18,000.00 (VA) now payable to J. I. Kislak Mortgage Corporation of Florida, the unpaid balance of which indebtedness the Grantees do hereby agree to assume and to pay in accordance with the terms and conditions of said Note and Deed of Trust. THE Grantees further hereby assume the obligation of Michael J. Schiele and wife, Virginia F. Schiele under the terms of the instruments creating and securing said note to indemnify the Veterans Administration to the extent of any claims for payment arising from the guaranty or insurance of the indebtedness above mentioned.

and

Below line for Register's use

ALSO, AS part of the consideration for this conveyance is the Grantees assumption of the Deed of Trust of record in Book 5839, Page 852, Register's Office for Davidson County, Tennessee, which secures one note in the original principal amount of $23,200.00 payable to William E. Ayers and wife, Sue Batson Ayers, the unpaid balance of which indebtedness the Grantees do hereby agree to assume and to pay in accordance with the terms and conditions of said Note and Deed of Trust.

THIS conveyance is subject to all restrictions and easements of record.

Property Address: 204 Swift Drive, Goodlettsville, TN 37072.

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 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, successors and assigns, against the lawful claims of all persons whomsoever.

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 the 28th day of February, 1991.

Albert M. Council
Albert M. Council

Carmen A. Council
Carmen A. Council

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Albert M. Council and wife, Carmen A. Council, the bargainor(s), with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person(s), who executed the within instrument and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 28th day of February, 1991.

W. K. Georgas, Jr., Notary Public

My Commission Expires: 11/19/94

GEORGAS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

96570

IDENTIF. REFERENCE

MAR 4 11 22 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

0582 03/04 0101 03CHECK 149.23

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

RECEIVED OF _____

FOR _____

BOOK 8302 PAGE 687

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 43061.63
CON TX 142.23
PRFEE 1.00
WDEED 6.00
TOTAL 149.23
CHECK 149.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/04/91 01 11:24 0001 0582

9657U

IDENTIF. REFERENCE

MAR 4 11 22 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 401416