WARRANTY DEED GIVEN IN LIEU OF FORECLOSURE

PREPARED BY:

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822-0030

06213

IDENTIF. TREFERENCE

APR 12 10 25 AM '91

FELIX Z. LANCASTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 0.

Affiant

SWORN to and subscribed before me on this the 9TH day of April, 1991.

NOTARY PUBLIC

My Commission Expires: Jan. 5, 1994

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
OLD HICKORY CREDIT UNION	Same as new owner	Map 34-13
1000 Industrial Drive		Parcel 88
Old Hickory, TN 37138		11D-29360

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, Block A, in EAST LAWN, as of record in Plat Book 547, pages 153-154, Register's Office for Davidson County, Tennessee; to which Plat reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to JAMES W. SUTTON and wife, SANDRA C. SUTTON, by instruments of record in Book 5941, page 223, and Book 5972, page 232, 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, of record in Book 6038, page 490, Register's Office for Davidson County, Tennessee.

This is improved property known as 127 + 129 Wellworth Avenue, 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 9th day of April, 1991, 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
JAMES W. SUTTON

Sandra C. Sutton
SANDRA C. SUTTON

4364 04/12 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 9th day of April, 1991.

Ellen B. Daly
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-24-94