THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8448 PAGE 606

ADDRESS NEW OWNER:

ROGER C. SUTTON ET UX
NANCY S. SUTTON
3726 CEDARWOOD DRIVE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 51-12, PARCEL 25

SEND TAX BILLS TO:

GMAC MORTGAGE CORPORATION
P.O. BOX 780
WATERLOO, IOWA 50704-0780

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,626.66, THIS 20TH DAY OF SEPTEMBER, 1991.

Nancy S. Sutton
AFFIANT

Subscribed and sworn to me, this the 20TH day of SEPTEMBER, 1991.

Notary Public
My commission expires: 5/16/93

STATE OF TENNESSEE

SEP 24 9 27 AM '91

49066

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Willie O. Cheatham et ux, Clara Leona Cheatham to Norwest Mortgage, Inc., as evidenced by a Deed of Trust of record in Book 7419, page 793, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, WILLIE O. CHEATHAM, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ROGER C. SUTTON ET UX, NANCY S. SUTTON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1208 Barry St., Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

BERTHA CAMPBELL CHEATHAM, wife of Willie O. Cheatham, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in and to the herein described property, marital or otherwise.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 20TH day of SEPTEMBER, 1991.

Willie O. Cheatham
WILLIE O. CHEATHAM

Bertha Campbell Cheatham
BERTHA CAMPBELL CHEATHAM

Roger G. Sutton
ROGER G. SUTTON

Nancy S. Sutton
NANCY S. SUTTON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIE O. CHEATHAM ET UX, BERTHA CAMPBELL CHEATHAM, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20TH day of SEPTEMBER, 1991.

Denise C. Allen
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER C. SUTTON ET UX, NANCY S. SUTTON, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20th day of September, 1991.

Denise C. Allen
notary public

My commission expires: 5-11-92

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EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Section One, Morningside Heights, as of record in Book 1130, page 76, Register's Office for said County and described as follows:

Beginning at point in the south margin of Barry Drive at the corner of Lots Nos. 32 and 31; thence with the line between said lots, southerly 137.45 feet to the north line of Lot No. 34; thence with the line between Lots Nos. 33 and 34 , easterly 85 feet to the westerly margin of Argle Avenue; thence with the margin of the same, northerly 133.75 feet to the beginning of a curve; thence around said curve, northwesterly 54.19 feet to the south margin of Barry Drive; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Willie Oscar Cheatham et ux, Clara Leona Cheatham, by Warranty Deed from Hugh S. Martin et ux, Mary M. Martin, of record in Book 7419, page 789, Register's Office for Davidson County, Tennessee, the said Clara Leona Cheatham having since died, the property vests solely in her husband, Willie Oscar Cheatham.

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. Deed of Trust from Willie O. Cheatham et ux, Clara Leona Cheatham, to Chicago Title Insurance Co., Trustee, of record in Book 7419, page 793, said Register's Office, to secure to Norwest Mortgage, Inc., the payment of one note dated November 30, 1987, in the original principal amount of $47,450.00, due and payable as set forth therein.

3. All matters set forth on Plat of record in Book 1130, page 76, said Register's Office, which shows an owner's certificate, a 30-foot minimum building setback line from Barry Drive and a 15-foot minimum building setback line from Argle Avenue and a 10-foot easement for public utility and drainage purposes along the rear of said lot.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8448 PAGE 610

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 51626.66
CON TX 191.02
PRFEE 1.00
WDEED 12.00
TOTAL 204.02
CHECK 204.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION

SEP 24 9 27 AM '91

No. 461601