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

ADDRESS NEW OWNER:

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

MAP/PARCEL NUMBER:

MAP 061-08
PARCEL 104

0383 01/28 0101 03CHECK 158.00

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00, THIS 24TH DAY OF JANUARY, 1992.

AFFIANT

Subscribed and sworn to me, this the 24TH day of JANUARY, 1992.

Notary Public
My commission expires: 5-26-92

7967.6

IDENTIFICATION REFERENCE

JAN 28 10 42 AM '92

DAVIDSON COUNTY, TN

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, the receipt and sufficiency of which are hereby expressly acknowledged, I, HENRY ALLEN HARRISON, JR., 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 4609 CAMELLIA PLACE, NASHVILLE, TN 37216.

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.

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 24TH day of JANUARY, 1992.

Henry Allen Harrison Jr.
HENRY ALLEN HARRISON, JR.
Ann Smithson Harrison

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY ALLEN HARRISON, JR., the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 24TH day of JANUARY, 1992.

Linda C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

A lot or parcel of land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of George C. Nolen's Subdivision of a 10-acre tract, not of record, described according to a survey made by Erle Drake, County Surveyor, May 30, 1935, as follows:

Beginning on the westerly margin of Newton Avenue, now Camellia Place, at the northeast corner of Lot No. 6 conveyed to Thomas B. Lamb et al, by deed from George C. Nolen, of record in Book 1300, page 613, Register's Office for said County; thence with the line between lots Nos. 5 and 6, westwardly 220 feet; thence north 6-3/4° west 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, eastwardly 220 feet to the westerly margin of said Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

Being the same property conveyed to Henry A. Harrison et ux, Ethel D. Harrison, by Warranty Deed from W. Allen Barnett et ux, Dee Sweeney Barnett, of record in Book 1628, page 440, and by Quitclaim Deed from Franklin G. Clark et ux, Angie Clark, of record in Book 2104, page 189, Register's Office for Davidson County, Tennessee, the said Henry A. Harrison having since died, the property vested solely in his widow, Ethel D. Harrison. Ethel D. Harrison died on 10-14-91, survived by her son, Henry Allen Harrison, Jr., as her sole heir at law and next of kin, the said Henry Allen Harrison, Jr. being sui juris, and being the sole devisee under a document executed and signed by Mary Ethel Harrison on January 22, 1979, which said document was filed in the office of the Probate Court Clerk of Metropolitan Nashville and Davidson County, Tennessee and recorded in Book 8492, page 126, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. Unrecorded easements for roads and utilities, if any.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8536 PAGE 504

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 9.00
TOTAL 158.00
CHECK 158.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01-28-92 01 10:43 0001 0363

7.9 6 7.6.

IDENTIFI REFERENCE

JAN 28 10 42 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 496722