BOOK 9334 PAGE 530 Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 94

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Trentham, Attys., P.O. Box 1369, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheryl L. Sutton (NAME)	Mortgage Service America Co. (NAME)	088-00-0 051.00
1071 Garland Hollow Road (ADDRESS)	1650 Tysons Boulevard (ADDRESS)	
Pegram Nashville, TN 37143 (CITY) (STATE) (ZIP)	McLean, VA 22102 (CITY) (STATE) (ZIP)	

FOR AND 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, Larry W. Anderson and wife, Pamela Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheryl L. Sutton and husband, Toney R. Sutton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being described as follows:

A tract or parcel of land located in the Second Civil District of Metropolitan Nashville and Davidson County and described according to a survey by R. L. Montoya - Land Surveying, dated February 22, 1988, as follows:

Beginning at an existing iron pin located in the easterly right-of-way margin of Garland Road, 0.6 miles southeasterly of Pond Creek Road and marking the most southern corner of the Larry W. Anderson Property of record in Deed Book 5459, page 763, R.O.D.C., Tennessee, and the most western corner of this tract; thence, leaving said right-of-way margin along the line common to Larry W. Anderson, North 61 degrees 34 minutes 50 seconds east, 1065.00 feet to an iron pin, set this survey; thence, South 29 degrees 14 minutes 18 seconds east, 206.03 feet to an iron pin, set this survey; thence, South 61 degrees 34 minutes 34 seconds west, 1064.43 feet to an iron pin, set this survey, in the easterly right-of-way margin of Garland Road; thence, with said right-of-way margin, North 29 degrees 23 minutes 44 seconds west, 206.12 feet to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Larry W. Anderson and wife, Pamela Anderson by deed from Thomas R. Smith and wife, Linda A. Smith, of record in Book 9334, page 527, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1071 Garland Hollow Road, Pegram Nashville, TN 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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, their 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 hand s this 27th day of April 19 94

Larry W. Anderson

Pamela Anderson

Pamela Anderson

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Anderson and wife, Pamela Anderson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of April, 19 94

Commission expires June 28, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

46522

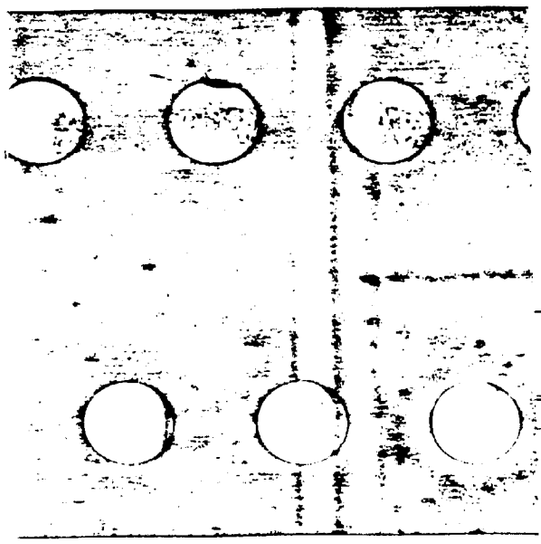
IDENTIF. & REFERENCE

94 MAY -4 PM 3:07

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

2231 05/04 0101 03CHECK 358.75

OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

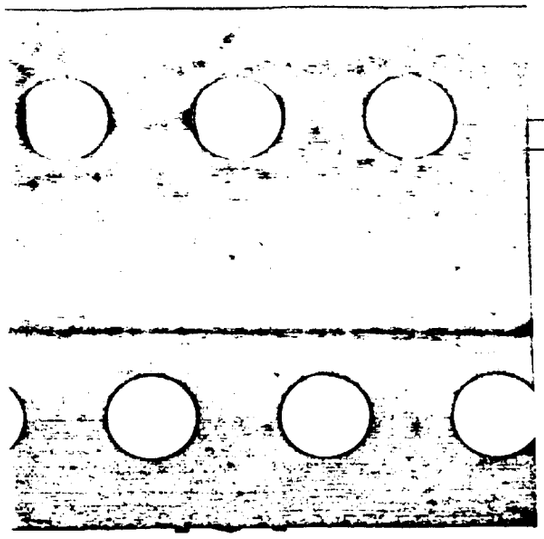
FOR _____

BOOK 9334 PAGE 532

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	~~67500.00~~
			CON TX	249.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	258.75
			CHECK	258.75

05/04/94 01 15:10 0001 2221



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46522
IDENTIF. & REFERENCE

94 MAY -4 PM 3:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 787297