WARRANTY DEED

Address New Owner As Follows:
Nancy Sutton, Trustee
1431 Ardee Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
SAME

Map
72-4
Parcel
241

THIS INSTRUMENT PREPARED
JAMES E. KIRBY, ATTORNEY
2907 12th Avenue South; Suite 3
P. O. Box 91102
Nashville, TN 37209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is
$ 35,000.00 .

Nancy Sutton
Affiant

Subscribed and sworn to and me, this the 12th day of August, 1994.

Notary Public

My Commission Expires
3-23-96

80863
IDENTIF. & REFERENCE

94 AUG 12 AM 11:55
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations part of the payment being the assumption of the outstanding mortgage of record in Book 5004, page 206, Register's Office of Davidson County, Tennessee, the receipt of which is hereby acknowledged I, Darcey D. Harper (an unmarried person), hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto the said Nancy Sutton, Trustee, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the northerly 8 feet of Lot No. 32 and the southerly 56 feet of Lot No. 31 of Block "E" on the Map of Country Club Estates, as of record in Book 843, page 95.

Said parts of said Lots adjoin and front together 64 feet on the east side of Ardee, formerly Mildred Avenue, and runs back between parallel lines, 175 feet to a dead line on which it measures 64 feet.

Being the same property conveyed to Raymond D. Harper by Deed from Blair Realtors, Inc. of record in Book 5004, page 204 of the Register's Office for Davidson County, Tennessee.

The said Raymond D. Harper being deceased and an Affidavit of Heirship having been filed of record in Book 9401, page 542 of Register's Office for Davidson County, Tennessee and with the heir, Raymond J. Harper, having conveyed his one-half undivided interest in the said tract to Darcey D. Harper by Quitclaim Deed being of record in Book 9401, page 544 of Register's Office for Davidson County, Tennessee.

This is improved property, known as 1431 Ardee Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereto belonging to the said Darcey D. Harper, his successors, heirs and assigns in fee simple forever. I covenant with the said Nancy Sutton, Trustee 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 as noted herein. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as are of record.

Possession to be given to Grantee on date of deed.

IN WITNESS WHEREOF I, have hereunto set my hand on this the 12th day of August, 1994.

Darcey D. Harper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Darcey D. Harper, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of August, 1994.

Notary Public

ANN S. BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-23-96

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