THIS INSTRUMENT PREPARED BY:

mail

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

BOOK 9620 PG 839

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kenneth F. Sutton, et ux 125 Montgomery Rd. Goodlettsville, TN 37072	Same as New Owner	Map 18-16 Parcel 152 Field Book GO 15509

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CAROL D. BECKHAM a/k/a CAROL BRIGGS LAMBERTH, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto KENNETH F. SUTTON and wife, ELLEN SUTTON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the Town of Goodlettsville, 10th Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point, the west margin of Graves Street, formerly Cafe Street, Landen McCoin's northeast corner; thence westerly with Landen's north boundary line 228.8 feet, more or less, to an iron post, Smurchek's northeast corner; thence running in a northeasterly direction, 114.2 feet more or less to Bohannon's south boundary line near a mulberry tree; thence easterly with Bohannon's south boundary line 222.5 feet, more or less, to a point in the west margin of said Street, Bohannon's southeast corner; thence southerly with a margin of said street 117.8 feet to the beginning.

BEING the same property conveyed to Carol D. Beckham by deed from James A. Beckham of record in Book 6935, page 150, Register's Office for Davidson County, Tennessee.

Carol D. Beckham and Carol Briggs Lamberth is one and the same person.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 204 Graves Road, Goodlettsville, TN 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 15th day of March, 1995.

"GRANTOR"
Carol D Beckham
Carol D Briggs Lamberth
CAROL D. BECKHAM
a/k/a CAROL BRIGGS LAMBERTH

"GRANTEES"
Kenneth F Sutton
KENNETH F. SUTTON

Ellen Sutton
ELLEN SUTTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL D. BECKHAM a/k/a CAROL BRIGGS LAMBERTH and KENNETH F. SUTTON and wife, ELLEN SUTTON, 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, at office, this the 15th day of March, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Ellen Sutton
Affiant

Sworn to and subscribed before me, this the 15th day of March, 1995.

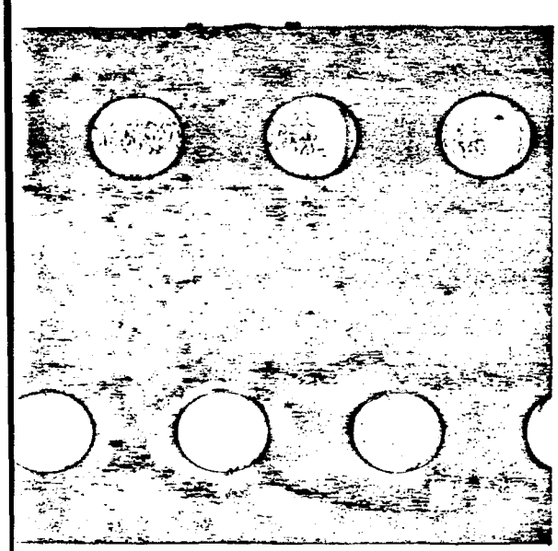
Patsy C. Davidson
NOTARY PUBLIC

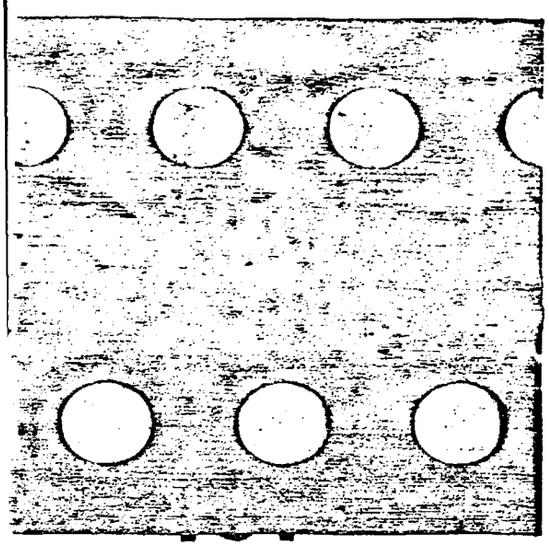
My Commission Expires: 12/6/97

42650
IDENTIF. & REFERENCE

95 MAR 17 AM 10:19
FELIX E. ELLIS, REGISTER
DAVIDSON COUNTY, TN.

1051 03/17 0101 03CHECK 46.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9620 PG 841

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

03/17/95 01 10:21 0001 1051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42650
IDENTIF. & REFERENCE

95 MAR 17 AM 10:20

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 890635