BOOK 9777 PG 292

THIS INSTRUMENT PREPARED BY:

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

mail

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Austin Mark Writesman PO Box 1032 Goodlettsville, Tn. 37070-1032	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, KENNETH F. SUTTON and wife, ELLEN SUTTON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto AUSTIN MARK WRITESMAN, a single man, hereinafter referred to as the "GRANTEE", his 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 Kenneth F. Sutton and wife, Ellen Sutton, by deed from Carol D. Beckham a/k/a Carol Briggs Lamberth, a single woman, of record in Book 9620, page 839, Register's Office for Davidson County, Tennessee.

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 GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are 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 GRANTEE, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 29th day of August, 1995.

"GRANTORS"

Kenneth F Sutton
KENNETH F. SUTTON

Ellen Sutton
ELLEN SUTTON

"GRANTEE"

Austin M Writesman
AUSTIN MARK WRITESMAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH F. SUTTON and wife, ELLEN SUTTON, and AUSTIN MARK WRITESMAN, 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 29th day of August, 1995.

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Austin M Writesman
Affiant

Sworn to and subscribed before me, this the 29th day of August, 1995.

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

Patsy C. Davidson
NOTARY PUBLIC

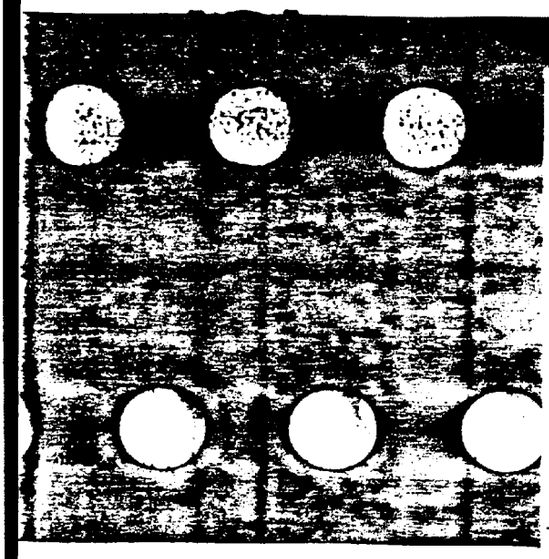
My Commission Expires:

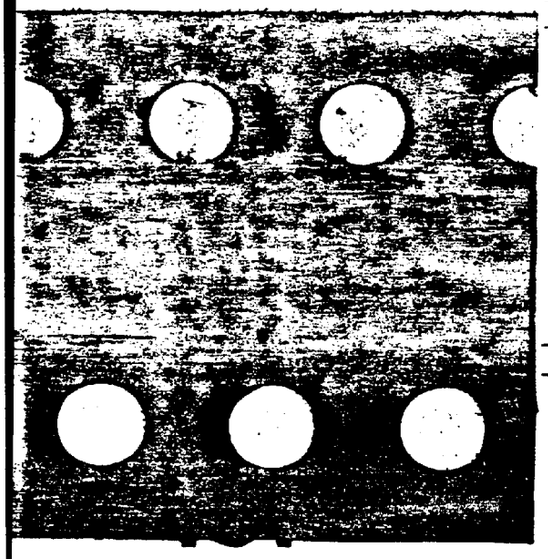
0094526
IDENTIFICATION REFERENCE

95 AUG 30 AM 9:09

REGISTER
DAVIDSON CO. TN.

7954 08/30 0101 03CHECK 83.00





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

RECEIVED OF _____

FOR _____

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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
			MAMT	20000.00
			CON TX	74.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	83.00
			CHECK	83.00
08/30/95	01		09:11 0001	7954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094526
IDENTIF. & REFERENCE

95 AUG 30 AM 9:09

REGISTER
DAV. CTY. TN.

No. 946878