96-719

54

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9917 PG 831

THIS INDENTURE, made and entered into as of the **8th** day of **January, 1996** by and between

EARL CARLTON SUTTON, JR., AN UNMARRIED PERSON ,

hereinafter referred to as Grantor, and

LOIS D. ANDERSON and CLEO ANDERSON, WIFE AND HUSBAND ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING A TRACT OF PROPERTY IN THE 11TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND A PORTION OF THAT PROPERTY CONVEYED TO CARL SUTTON, JR. IN DB 7147, PG 620, RODCT, MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY DATED JAN. 4, 1996 BY TOMMY E. WALKER, R.L.S., TN. LIC. NO. 1465 AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, SAID PIN BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST SOUTHEASTERLY CORNER OF JOHN C. BOYCE (DB 9127, PG 814 RODCT) IN THE NORTHERLY MARGIN OF DRY CREEK ROAD; THENCE NOW LEAVING SAID MARGIN WITH THE EAST LINE OF SAID BOYCE N 25 48' 00" E. 565.01' TO AN IRON PIN; THENCE N 01 58' 14" W, 166.62' TO AN IRON PIN; THENCE N 78 02' 17" W, 100.00' TO AN IRON PIN IN THE NORTH LINE OF SAID BOYCE; THENCE NOW LEAVING SAID BOYCE WITH A NEW LINE N 07 51' 12" E, 1151.03' TO A 28" HACKBERRY TREE IN THE SOUTH LINE OF FRED E. MALONE (DB 5951, PG 271 RODCT); THENCE WITH SAID MALONE S 85 13' 51" E, 447.63 TO A CORNER POST; THENCE S 04 42' 02" W, 448.85' TO A CORNER POST, SAID POST BEING THE NORTHWEST CORNER OF JERRY FRIEDMANN (DB 5273, PG 969 RODCT); THENCE WITH THE WEST LINE OF SAID FRIEDMANN S 25 48' 00" W, 1526.25' TO AN IRON PIN IN THE NORTHERLY MARGIN OF SAID DRY CREEK ROAD; THENCE WITH SAID MARGIN N 63 15' 57" W, 50.00' TO THE POINT OF BEGINNING CONTAINING 11.549 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO EARL CARLTON SUTTON, JR., UNMARRIED, BY DEED FROM EARLY C. SUTTON AND WIFE, AUDREY M. SUTTON OF RECORD IN BOOK 7147, PAGE 620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

EARL CARLTON SUTTON, JR.

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **EARL CARLTON SUTTON, JR., AN UNMARRIED PERSON** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **January, 1996.**

Notary Public

Commission Expiration: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$56,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **8th** day of **January, 1996.**

Notary Public

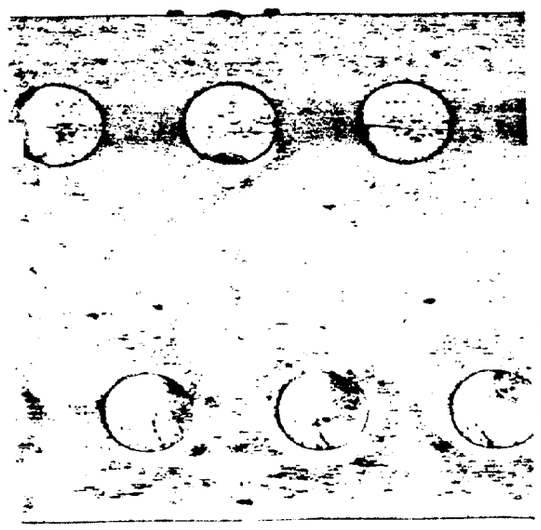
Commission Expiration:_____

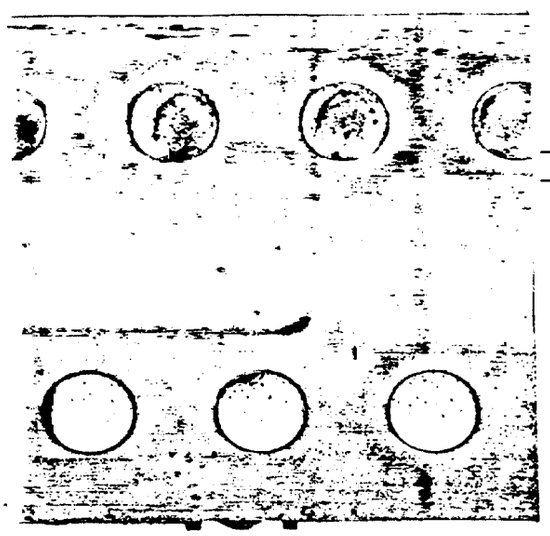
RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	LOIS D. ANDERSON CLEO ANDERSON 404 FANNIN DR. GOODLETTSVILLE, TN. 37072	543 DRY CREEK ROAD GOODLETTSVILLE, TN 37072 MAP PARCEL NUMBER 25-0-30

96 JAN 16 0101 03CHECK 213.05

96 JAN 16 AM 10: 27
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

0140865
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9917 PG 833

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 56500.00
DEN TX 209.05
PRFEE 1.00
WDEED 8.00
TOTAL 218.05
CHECK 218.05

01/16/96 01 10:30 0001 7790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140865
IDENTIF. # REFERENCE

96 JAN 16 AM 10:27

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 996100