54

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10232 PG 588

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

EARL CARLTON SUTTON, JR. and MELYNDA SUTTON , joined by HIS WIFE, **MELYNDA SUTTON**
hereinafter referred to as Grantor, and

CLEO R. ANDERSON and LOIS DIANE ANDERSON, HUSBAND AND WIFE ,
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 CONCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND A PORTION OF THAT PROPERTY CONVEYED TO CARL SUTTON, JR. IN DB 7147, PG. 620, R.O.D.C.T. MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY TOMMY E. WALKER, R.L.S., TN LIC. NO. 1485 AS FOLLOWS:

BEGINNING AT A 28" HACKBERRY TREE IN THE SOUTH LINE OF FRED E. MALONE IN (DB 5951, PG. 271 RODCT), SAID PIN BEING THE MOST NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE NOW LEAVING SAID MALONE S 07 51' 12" W. 1151.03' TO A EXISTING IRON PIN IN THE NORTHERLY LINE OF A TRACT OWNED BY JOHN C. BOYCE IN (DB 9127, PG. 814 RODCT); THENCE WITH SAID BOYCE N 78 02' 17' W, 264.15' TO AN EXISTING IRON PIN; THENCE NOW LEAVING SAID BOYCE WITH A NEW LINE N 06 22' 00' E. 1116.72' TO A POINT; THENCE S 85 13' 51" E, 292.87' TO THE POINT OF BEGINNING, CONTAINING 7.234 ACRES, MORE OR LESS.

BEING A PART OF THE SAME PROPERTY CONVEYED TO EARL CARLTON SUTTON, UNMARRIED BY QUIT CLAIM DEED FROM EARL 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.

0238587
IDENTIF. ↑ REFERENCE

96 OCT 22 AM 8:36
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

2632 10/22 0101 03CHECK 182.90

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.

MELYNDA SUTTON

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. and MELYNDA SUTTON and HIS WIFE, MELYNDA SUTTON**, the within named bargainors, 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 **8th** day of **October, 1996**.

Notary Public

Commission Expiration: 5-30-99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **$47,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

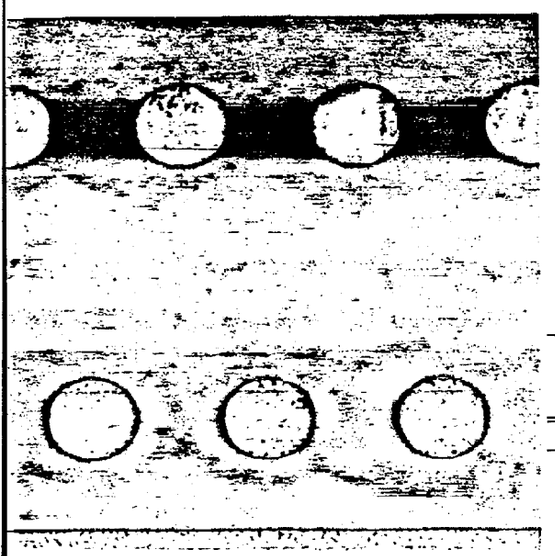
Subscribed and sworn to before me this **8th** day of **October, 1996.**

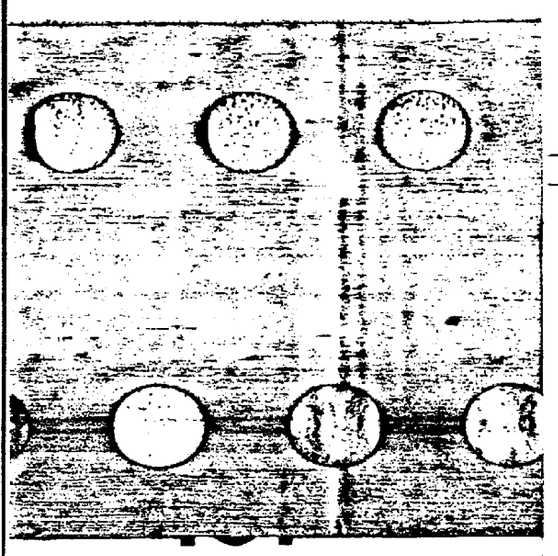
Notary Public

Commission Expiration: 5-30-99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	CLEO R. ANDERSON LOIS DIANE ANDERSON 543 DRY CREEK RD. GOODLETTSVILLE, TN 37072	543 DRY CREEK RD. GOODLETTSVILLE, TN 37072 MAP PARCEL NUMBER 25-0-30\10D 30570





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10232 PG 590

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 47000.00
				CON TX 173.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 182.90
				CHECK 182.90
			10/22/96 01	08:43 0001 2632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238587
IDENTIF. # REFERENCE

96 OCT 22 AM 8:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1079619

No. [redacted]