FILE NO. 35184
FILE BOX "7"

BOOK 10314 PG 557 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

X James W. Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 19 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. SUTTON et ux (NAME)	S A M E (NAME)	42-12-80
409-D Williams Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D 33755
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE WALLACE E. RAY and wife, GEORGIA RAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. SUTTON and wife, SANDRA C. SUTTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Woodrose Subdivision, of record in Book 5800, page 216, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the south right-of-way of Williams Avenue, the northeast corner of the Byrd property, thence with the right-of-way southeast 64.07 feet to a point; thence south 11 deg. 57 min. 22 sec. west leaving Williams Avenue 200 feet to a point; thence north 78 deg. 02 min. 59 sec. west 87.3 feet to a point; thence north 18 deg. 34 min. 38 sec. east 201.34 feet to the point of beginning.

BEING the same property conveyed to Wallace E. Ray and wife, Georgia Ray by Warranty Deed from Old Hickory Credit Union of record in Book 8322, page 979, Register's Ofifce for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 411 Williams Avenue, Madison, Tennesee 37115
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our 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. Wherever 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 our hands this 31st day of December, 19 96

X Wallace E. Ray
WALLACE E. RAY

X Georgia A. Ray
GEORGIA RAY

STATE OF TENNESSEE
Davidson County

BOOK 10314 PG 558

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WALLACE E. RAY and wife, GEORGIA RAY

the bargainor s, 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 and official seal at Nashville, Tennessee, this 31st day of December, 19 96.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

0262557

IDENTIF. # REFERENCE

WARRANTY DEED

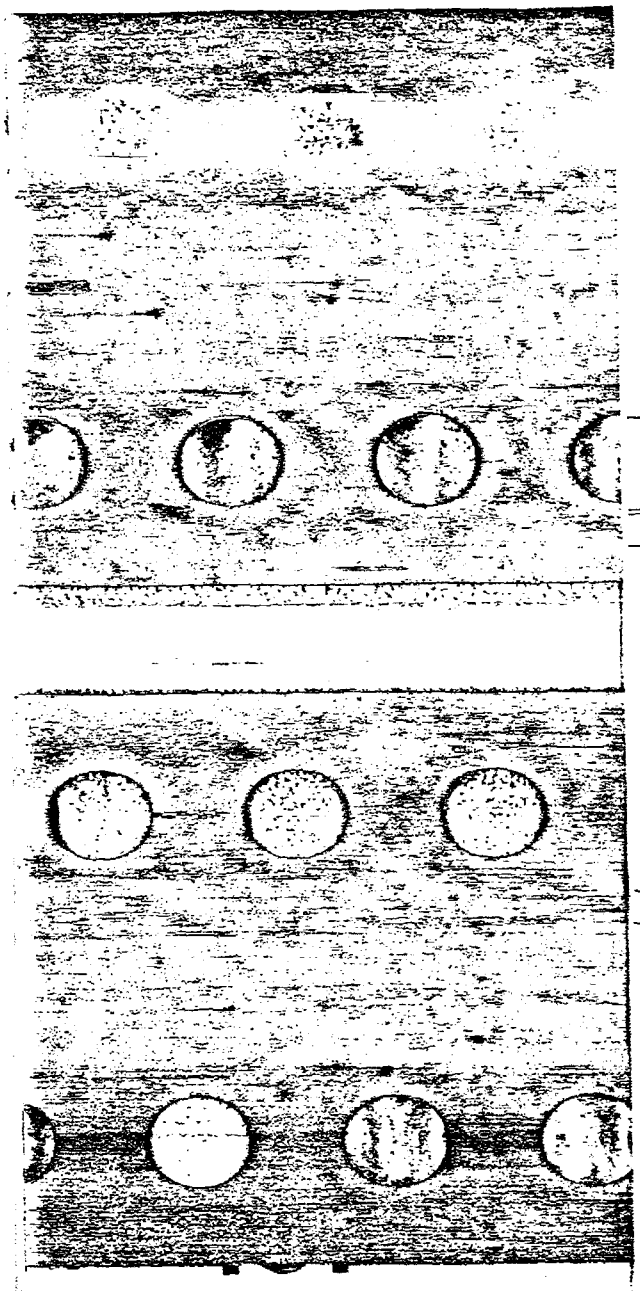
FROM

97 JAN -8 PM 1:11

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

TO

3107 01/08 0101 03CHECK 212.50



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

RECEIVED OF _____

FOR _____

BOOK 10314 PG 559

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	55000.00
			CON TX	203.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	212.50
			CHECK	212.50

01/08/97 01 13:11 0001 3107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262557
IDENTIF. # REFERENCE

97 JAN -8 PM 1:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1105636