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~~BOX 44~~

Box 50 - B

44

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $128,500.00.<br><br>Janice H. Collins<br>**Affiant**<br><br>Subscribed and sworn to before me, this 29th day of May, 1998.<br><br>June E. Atkinson<br>Notary Public<br><br>Commission Expires: 5-28-2000 |

JUNE E. ATKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Address New Owner As Follows: Geoffrey B. Braden, 7487 Stacy Drive, Nashville, TN 37221

Send Tax Bills To: Union Planters Bank, National Association, 7130 Goodlett Farms Parkway, Cordova, TN 38018

Map-Parcel Number: Map 142-2-053

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HYATT D. SUTTON AND WIFE, JODI L. SUTTON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **GEOFFREY B. BRADEN,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Cross Timbers, Section 2, of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hyatt D. Sutton and wife, Jodi L. Sutton by deed from Elizabeth L. Knox and wife, Zana Alexander Gentle, of record in Book 9376, page 295, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

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1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3700, page 92, Register's Office for said County.

This is improved property known as 7487 Stacy Drive, Nashville, TN 37221.

**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 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 the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 29th day of May, 1998.

Hyatt D Sutton
Hyatt D. Sutton

By: Jodi L Sutton Attorney in fact
Jodi L. Sutton, Attorney-in-fact

Jodi L Sutton
Jodi L. Sutton

FELIX Z. KNUCKOLLS REGISTER DAVIDSON COUNTY, TN.
98 JUN -4 AM 10:25
IDENTIFICATION REFERENCE
044126

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JODI L. SUTTON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 29th day of May, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/27/99

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JODI L. SUTTON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

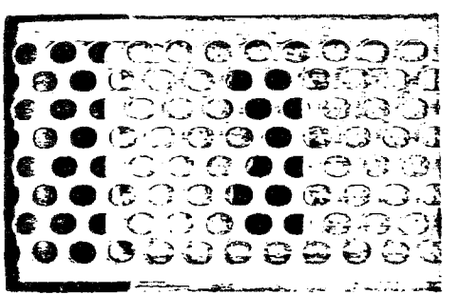
**WITNESS** my hand, at office, this 29th day of May, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/27/99

12/04 01:01 CHECK
484.45



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

RECEIVED OF _____

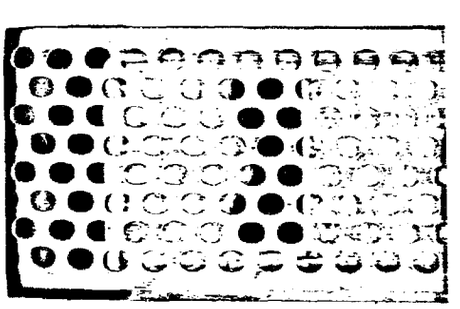
FOR _____

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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 |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 128500.00 |
| | | | CON TX | 475.45 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 484.45 |
| | | | CHECK | 484.45 |
| 06/04/98 | 01 | | 10:28 0001 | 6027 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446126
IDENTIF. & REFERENCE
98 JUN -4 AM 10:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301935