Box 2

BOOK 11037 PAGE 973

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 197,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th day of July 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Sutton	NEW OWNER	129-14-10.00
(NAME)	(NAME)	
855 Highland Crest Drive		09DZ-59636
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William O. Simpkins and wife, Doreene D. Simpkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Sutton and wife, Suzanne V. 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, TN, BEING Lot No. 59 on the Plan of West Meade Highlands, Section 2, of record in Plat Book 3700, page 124 and 125, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 59 fronts 100.0 feet on the southerly side of Highland Crest Drive and extends back 278.2 feet on the westerly line and 300.0 feet on the easterly line to a dead line in the rear, measuring 130.44 feet thereon.

Being the same property conveyed to William O. Simpkins and wife, Doreene D. Simpkins, by deed from Davidson Road Corporation, a Tennessee corporation, of record in Book 4145, Page 79, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3700, page 124 and 125; Restrictions of record in Book 4132, page 146; all of record in the Register's Office for Davidson County, Tennessee.

98 JUL 28 PM 1:01
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
046762O

unimproved ( )
is improved (X) property, known as 855 Highland Crest Drive, Nashville, TN 37205
(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 hand S this 27th day of July 19 98

William O. Simpkins

Doreene D. Simpkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William O. Simpkins and wife, Doreene D. Simpkins

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 Brentwood, Tennessee, this 27th day of July 19 98.

Commission expires _____

Notary Public

CAROL T. BAKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires October 9, 2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

William O. Simpkins and wife,
Doreene D. Simpkins

TO

Michael W. Sutton and wife,
Suzanne V. Sutton

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

9096 07/28 0101 03CHECK 743.23

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

RECEIVED OF _____

FOR _____

BOOK 11037 PAGE 975

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	197900.00
			CON TX	732.23
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	743.23
			CHECK	743.23
07/28/98	01	13:02	0001	9096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0467620
IDENTIF. ↑ REFERENCE

98 JUL 28 PM 1:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 132472[illegible]