BOOK 11180 PAGE 977

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
ROGER C. SUTTON AND WIFE, NANCY S. SUTTON	MAP 62-13, PARCELS 85 & 85
3726 CEDARWOOD DRIVE	
NASHVILLE, TN 37216	
SEND TAX BILLS TO:	
~~**REGIONS MORTGAGE, INC.**~~ Sam	

0716 11/02 0101 03CHECK 14-00

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSACTION, THIS 30 DAY OF OCTOBER, 1998.

Nancy Sutton
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF OCTOBER, 1998.

Denise C.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/28/2000

DAVIDSON COUNTY, TENNESSEE DENISE G. ALLIS

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, WE, GERALD W. MATTUX AND WIFE, PATRICIA S. MATTUX, hereinafter referred to as GRANTORS, do hereby quitclaim and convey unto ROGER C. SUTTON AND WIFE, NANCY S. SUTTON, their successors, heirs and assigns, all of our undivided one-half (1/2) right, title and interest in and to that certain tract of land located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A" attached hereto, which Exhibits are incorporated herein by reference.

This is improved property known as 4127 MOSS ROSE DRIVE, NASHVILLE, TN 37216.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands and seals on this 30 day of October, 1998.

Gerald W. Mattux
GERALD W. MATTUX

Patricia S. Mattux
PATRICIA S. MATTUX

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD W. MATTUX AND WIFE, PATRICIA S. MATTUX, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30 day of October, 1998.

notary public

My commission expires: 5/28/2002

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

05062644
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 12:40
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT 'A'

Being Lots Nos. 25 and 26 on the Map of George I. Waddey's Subdivision of the W.M. Morgan 18.25 acre tract, of record in Book 843, page 101, Register's Office for said County.

Said Lots adjoin and front together 155 feet on the west side of Moss Rose Drive, formerly Claypool Street, and run back between lines 158 feet on the south line of Lot No. 26 and 180 feet on the north line of Lot No. 25, along the south margin of Williams Ferry Road to the east line of Lot No. 24, on which they measure 172 feet.

Being the same property conveyed to Carl L. Sutton et ux, Douglas Forkum Sutton by Deed from Robert S. Estes, Substitute Trustee, of record in Book 3099, page 312, Register's Office for Davidson County, Tennessee, the said Carl L. Sutton having since died, the property vested by operation of law solely in his widow, Douglas Forkum Sutton. Douglas Forkum Sutton as the surviving tenant by the entirety subsequently conveyed a one-half (1/2) undivided interest in and to said property to Gerald W. Mattux and wife, Patricia S. Mattux, by Quitclaim Deed of record in Book 6819, page 26, Register's Office for Davidson County, Tennessee, and subsequently conveyed the other one-half (1/2) undivided interest in and to the property to Roger C. Sutton and wife, Nancy S. Sutton, by Quitclaim Deed of record in Book 8517, page 436, said Register's Office. By the execution and recording of the herein Quitclaim Deed, the property will vest entirely in Roger C. Sutton and wife, Nancy S. Sutton.