BOOK 11180 PAGE 980

0506645

IDENTIF. ↑ REFERENCE

98 NOV -2 PM 12:40

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **October, 1998** between ROGER C. SUTTON and NANCY S. SUTTON, HUSBAND AND WIFE, GRANTORs, and WILLIAM F. CARGAL, UNMARRIED, and MARTHA SUE CARGAL, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ROGER C. SUTTON and NANCY S. SUTTON, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto WILLIAM F. CARGAL, UNMARRIED, and MARTHA SUE CARGAL, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

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

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Roger C. Sutton
ROGER C. SUTTON Signature of Seller

Nancy S. Sutton
NANCY S. SUTTON

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROGER C. SUTTON and NANCY S. SUTTON, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of October, 1998.

Denise C. Mills
Notary Public

DAVIDSON COUNTY, TN NOTARY PUBLIC DENISE C. MILLS

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

WILLIAM F. CARGAL, UNMARRIED, and MARTHA SUE CARGAL, UNMARRIED
4127 Moss Rose Drive
Nashville TN 37216

Property Address:

4127 MOSS ROSE DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

FIRST TRUST MORTGAGE COMPANY
6525 Quail Hollow, Ste 300
Memphis, TN 38120

Map & Parcel #: MAP 62-13, PARCELS 85 AND 86

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$125,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Martha Sue Cargal
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **October, 1998.**

Denise C. Mills
Notary Public

DAVIDSON COUNTY, TN NOTARY PUBLIC DENISE C. MILLS

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

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 AND WIFE, DOUGLAS FORKUM SUTTON, by Deed from ROBERT S. ESTES, SUB. 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 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 said property to Gerald W. Mattux et ux, Patricia S. Mattux, by Quitclaim Deed, of record in Book 6819, page 26, said Register's office. Douglas Forkum Sutton subsequently conveyed her other one-half (1/2) undivided interest in and to said property to Roger C. Sutton and wife, Nancy S. Sutton by Quitclaim Deed of record in Book 8517, page 436, said Register's Office. Gerald W. Mattux and wife, Patricia S. Mattux subsequently conveyed all of their one-half (1/2) undivided interest in and to said property to Roger C. Sutton and wife, Nancy S. Sutton, by Quitclaim Deed of record in Book 11180 page 977, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years not yet due and payable (MAP 62-13, PARCELS 85 AND 86, 1997 REAL PROPERTY TAXES ARE PAID).

2. All matters as set forth on the Plan of record in Plat Book 843, page 101, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

0717 11/02 0101 03CHECK 477.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11180 PAGE 983

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	125000.00
			CON TX	462.50
			PRFEE	1.00
			MDEED	12.00
			CFEE	2.00
			TOTAL	477.50
			CHECK	477.50

11/02/98 01 12:40 0001 0717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506645
IDENTIF. ↑ REFERENCE

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

No. 1365873