BOOK 11257 PAGE 375

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Sutton (NAME)	Mortgage Portfolio Services, (NAME)	MAP 26-13
345 A & B Pleasant Green Drive (ADDRESS)	5520 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 2
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Dallas, Texas 75240 (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, Kimberly M. Meyers Sutton and husband, James E. Sutton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. 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. 56 on the Plan of Goodlettsville Heights, Section 4, a plan of which is of record in Book 2133, page 43, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Alta Loma Road at the corner of Lots Nos. 55 and 56; thence with the line of said two lots easterly 225 feet to a point; thence northerly 194.6 feet to a point; thence westerly 157.55 feet to the beginning of a curve; thence around said curve, having a radius of 24.58 feet southwesterly 38.4 feet to the easterly margin of Alta Loma Road; thence with said road southerly 191 feet to the beginning.

Being the same property conveyed to Kimberly M. Myers, Unmarried by deed from Joe M. Dorris and wife, Claire K. Dorris, of record in Book 8097, Page 44, Register's Office for Davidson County, Tennessee. The said Kimberly M. Myers having since married is now Kimberly M. Myers Sutton.

James E. Sutton joins in this conveyance for the purpose of conveying all right, title, and interest in and to said property marital or otherwise.

0526564
IDENTIF. ↑ REFERENCE

98 DEC 17 PM 1:48
REGISTER
DAVIDSON COUNTY, TN.

( ) Unimproved ( ) This is improved ( ) property known as 345 A & B Pleasant Green Drive, Goodlettsville, TN 37072
(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 11th day of December 19 98

Kimberly M. Meyers Sutton

Kimberly M. Meyers Sutton

James E. Sutton

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly M. Meyers Sutton and husband, James E. Sutton

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 Goodlettsville, Tennessee, this 11th day of December, 19 98

Commission expires 3/23/02

Notary Public

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

1951 12/17 0101 03CHECK 695.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11257 PAGE 377

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

	185000.00
CON TX	684.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	695.50
CHECK	695.50

12/17/98 01 13:49 0001 1951

0526564
IDENTIF. # REFERENCE

98 DEC 17 PM 1:49
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401401