WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES: 9/23/2000

(AFFIX SEAL)

JUDY S. WELLS NOTARY PUELIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

BOOK 11554 PAGE 478

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vinson Lee Edwards	Franklin American Mortgage Co.	146-11-33
(NAME)	(NAME)	
5049 Dovecote Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Franklin, Tennessee 37067	
(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, Edward E. Sutton and wife, Katrinka M. Sutton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vinson Lee Edwards and wife, Jenny L. Edwards, 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. 60 on the Map of Section One, Revised Crieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Edward E. Sutton and wife, Katrinka M. Sutton, by deed from John T. Purdom and wife, Lillian T. Purdom, of record in Book 4678, page 243, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all legal and existing restrictions, easements and rights-of-way, which might in any manner affect the title of the property herein being conveyed, including the applicable ordinances as same pertain to the Davidson County Planning Commission.

unimproved ☐
This is improved ☒ property, known as 5049 Dovecote Drive, Nashville, TN 37220
(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.

0606842
IDENTIF. ↑ REFERENCE

99 JUL -1 PM 5:35
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 25th day of June, 1999.

Edward E. Sutton

Edward E. Sutton

Katrinka M. Sutton

Katrinka M. Sutton

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 EDWARD E. SUTTON and wife, KATRINKA M. SUTTON, the bargainors, 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 25th day of June, 1999.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

02'665 RECORDED TO FO TO/20 4524

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11554 PAGE 486

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

0606842

IDENTIF. & REFERENCE

99 JUL -1 PM 5:35

FILED BY REGISTER
DAVIDSON COUNTY, TN.

CAMT	159000.00
CON TX	588.30
PRFEE	1.00
MBEED	8.00
CFEE	2.00
TOTAL	599.30
CHECK	599.30

07/01/99 01 17:37 0001 7237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485690