Instr:200002140014457 Page: 1 OF 2
REC'D FOR REC 02/14/2000 8:58:11AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $129.50

This Instrument Prepared By:
Timothy L. Takacs, Attorney at Law
201 Walton Ferry Road
Hendersonville, TN 37075

| **Address New Owner(s)** | **Send Tax Bills To** | **Map-Parcel No.** |
|---|---|---|
| David A. Sutton and Edwin R. Sutton<br>Name | Same<br>Name | 092-13-0-78.00 |
| 159 Cherokee Road<br>Street Address | Street Address | |
| Hendersonville, TN 37075<br>City, State, Zip | City, State, Zip | |

## Warranty Deed

For and in consideration of the sum Ten Dollars ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sadye A. Sutton, unmarried, Grantor, hereby transfers and conveys to David A. Sutton and Edwin R. Sutton, as tenants in common, Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee to-wit:

> Land in Davidson County, Tennessee, being Lot No. 12 of Block No. 7 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, Pages 160 and 161, Register's Office for said County. Said Lot No. 12 fronts 50 feet on the northerly side of Park, formerly First Avenue, and runs back between parallel lines with the easterly margin of 37th Avenue North, formerly Pilcher Street, 150 feet to an alley.
>
> Being the same property conveyed to B. F. Sutton and wife, Sadye A. Sutton by deed from Clyde Andrews, of record in Book 1682, Page 343, Register's Office for Davidson County, Tennessee.
>
> Title to the aforedescribed real property was vested in B. F. Sutton and wife Sadye A. Sutton, as tenants by the entirety. B. F. Sutton is now deceased, having departed this life on August 31, 1994, a resident of Davidson County, Tennessee. At the time of his death, the marriage of B. F. Sutton and Sadye A. Sutton Fisher had continued uninterrupted since the two of them acquired the aforedescribed property as tenants by the entirety. No separation or divorce proceedings were pending at the time of his death. Sadye A. Sutton as surviving tenant by the entirety.

This is improved property known as 3524 Park Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantees that she is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1999.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, their heirs, successors, and assigns

against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand on February 10, 2000.

Sadye A. Sutton, Grantor,
by Edwin R. Sutton, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, Edwin R. Sutton, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as attorney-in-fact for Sadye A. Sutton, Grantor, and who acknowledged that he executed the same as the free act and deed of Sadye A. Sutton.

Witness my hand, at office, on February 10, 2000.

Notary Public

My commission expires: August 7, 2000

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $35,000.00.

Subscribed and sworn to before me, on February 10, 2000.

Affiant

Notary Public

My commission expires: August 7, 2000