THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5409 Maryland Way, Ste. 120 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00. James S Sutton Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2005. Notary Public MY COMMISSION EXPIRES: 1-26-08 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/06/05 09:53 2 pgs
Fees:13.00 Taxes:814.00
20050506-0051173

JAMES A. WAECHTER
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
1-26-08
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Sutton	New Owner	MAP 160-03-0
5192 Regent Drive		PARCEL 027
Nashville, TN 37220		
(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, **Elizabeth W. Major, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James S. Sutton and wife, Joyce H. 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:

Being Lot No. 315 on the Plan of Haileywood Estates, Section VIII-B, as of record in Book 2854, Page 148, Register's Office for said County.

Said Lot No. 315 fronts 129 feet on the north side of Regent Drive, and runs back 200.2 feet on the west line and 187.9 feet on the east line, to a dead line on the rear on which it measures 98 feet.

Being the same property conveyed to James M. Major and wife, Elizabeth W. Major, by deed from James D. Cook and wife, Donna Cook of record in Book 5261, Page 882, Register's Office for Davidson County, Tennessee. The said James M. Major has since deceased leaving Elizabeth W. Major as the surviving tenant by the entireties.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5192 Regent Drive, Nashville, TN 37220.**

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 MY hand( ) this the 3rd day of May, 2005.

Elizabeth W. Major

Elizabeth W. Major

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth W. Major** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that She executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2005.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 1-26-07
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2005.

My Commission expires _____

Notary Public