Davidson County DEEDWARR
Recvd: 07/25/07 13:00 2 pgs
Fees:13.00 Taxes:185.00

20070725-0088249

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0088

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $50,000.00

Barbara Sutton
AFFIANT

Subscribed and sworn to before me, this 23rd day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Marc A. Sutton Barbara Sutton 2941 Nautilus Dr. Nashville, Tn. 37217	SAME	81-11-150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Theresa Hatcher ("Grantor") does hereby bargain, sell, transfer and convey unto **Marc A. Sutton and wife, Barbara Sutton** ("Grantees") their heirs and assigns, all of her right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot Nos. 57 on the Map of S.A. Champion's Subdivision, as of record in Book 161, page 132, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 57 fronts 106 feet on the easterly side of 22nd Avenue North, formerly Champion Avenue, and runs back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Theresa Hatcher by deed of record in Instrument No. 20060809-0097977, Register's Office for Davidson County, Tennessee, as re-recorded by deed of correction of recod in Instrument No. 20060908-0111539, Register's Office for Davidson County, Tennessee.

NOTE: Also see Deed of record in Instrument No. 20060809-0097975, as corrected by Affidavit of Correction in Instrument No. 20061212-0153255, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns, forever.

AND **Grantor** does hereby covenant with **Grantees**, that she are lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Grantor** does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to said land to **Grantees,** their heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 1614 22nd Avenue North, Nashville, TN 37208

IN WITNESS WHEREOF, this Warranty Deed has been executed this 23rd day of July, 2007.

Theresa Hatcher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Theresa Hatcher, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 23rd day of July, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Permitted Encumbrances

1. County Taxes for 2007 have been prorated and shall be paid by the Grantee, all subsequent years a lien not yet due and payable.

2. Plan of record in Book 161, page 132, Register's Office for Davidson County, Tennessee.

3. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey or inspection would disclose.