BILL GARRETT, Davidson County
Trans:T20090038625 DEEDWARR
Recvd: 06/10/09 09:57 2 pgs
Fees:13.00 Taxes:249.75
20090610-0053759

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$67,500.00** (Sixty Seven Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 4th day of June, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
David W. Sutton, II 6435 Old Clarksville Pike Joelton,TN 37080	New Owner	02100006700

WARRANTY DEED

FOR AND IN 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, I/WE, **ANGELA DEON DAVIS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAVID W. SUTTON, II,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land situated in the 14th Civil District beginning at a point in the Old Clarksville Pike 556 feet from the Northwest corner of a tract conveyed to Earnest Felts and wife, Stella Felts, by J.J. Harper and wife, Rose Harper, of record in Book 782, page 535, RODC, Tennessee, thence South 39 deg. West 122 feet to a stake, thence South 47 deg. East 170 feet to a black walnut, thence North 53 deg. West 232 feet to the beginning, containing 75/100th acres, more or less.

Being a portion of the same property conveyed to Angela Dean Davis by Deeds of record in Instrument No. 20081002-0100256, Instrument No. 20080925-0097751 and Instrument No. 20040326-0034191, Register's Office for Davidson County, Tennessee.

Angela Dean Davis and Angela Deon Davis are one in the same.

Loy Carney executes this instrument as Attorney-in-Fact on behalf of Angela Deon Davis, pursuant to the Power of Attorney recorded in Instrument No. *, Register's Office for Davidson County.

*20090610 0053758

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **6435 OLD CLARKSVILLE PIKE** **JOELTON,TN37080**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2009

WITNESS, this 4th day of June, 2009

Angela Deon Davis

BY: Angela Deon Davis By Loy Carney A.I.F.

Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of June, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Loy Carney**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Angela Deon Davis**, and acknowledged that he executed that same as the free act and deed of the said **Angela Deon Davis**.

WITNESS my hand and official seal this the 4th day of June, 2009.

Notary Public

Commission Expires:

JEFFREY M. GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 7, 2013

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212