Buyer
James Colvard
203 Dyla Drive
Hermitage. Tenn

Jack Bills
Same

BOOK 1498 PAGE 464

This Instrument Prepared by Roger White, Attorney, Dickson, Tenn.

Map 75-10
Par. 88 m.o

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Two Thousand Nine Hundred and No/100 ($22,900.00) Dollars paid and to be paid One Thousand and No/100 ($1,000.00) Dollars as follows:/ cash in hand paid by James Colvard and wife, Lara J. Colvard, receipt of which is hereby acknowledged; and the assumption of and agreement by the Grantees herein to pay a certain promissory note executed by Jack H. Butcher and wife, Janice B. Butcher payable to the order of Guaranty Mortgage, Nashville, Tennessee; the current unpaid balance of said note is Thirteen Thousand Two Hundred Fifty-Five and 51/100 ($13,255.51) Dollars and Grantees herein agree to assume said loan commencing with the May payment; said note is secured by a deed of trust on the hereinafter described property which is of record in the Register's Office of Davidson County, Tennessee; and the balance of Eight Thousand Six Hundred Forty Four and 49/100 ($8,644.49) Dollars, evidenced by their promissory note of even date herewith payable to Suburban Land, Inc. in the principal amount of Eight Thousand Six Hundred Forty Four and 49/100 ($8,644.49) Dollars payable in monthly installments of Ninety and 68/100 ($90.68) Dollars each, to be applied first to interest at nine percent (9%) Per annum and then to the reduction of principal, beginning May 7, 1970 and continuing on the 7th day of each succeeding month until the total of principal and accrued interest is paid; and to secure the payment of said

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $22,900.00 Affiant James Colvard
Subscribed and sworn to before me this 14th day of Oct 1970
Deputy Register O. W. Williams

Note, a deed of trust on hereinafter described property has this day been executed to Grantor; and said deed of trust is subject and junior to the above described deed of trust payable to Guaranty Mortgage Co.; Suburban Land, Inc., a Tennessee corporation, acting by and through its President, has bargained and sold and by these presents does transfer and convey unto the said James Colvard and wife, Lara J. Colvard, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, as follows:

> LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said county.
>
> SAID Lot No. 61 fronts 96 feet on the northerly side of Tyler Drive and runs back 114.25 feet on the westerly line and 116.7 feet on the easterly line to a dead line in the rear, which is a broken line on which it measures 102.7 feet.
>
> Being the same property conveyed to Suburban Land, Inc., by a deed from Jack H. Butcher and wife, Janice B. Butcher dated May 7, 1970 and of record in Deed Book No. ____, Page ____ in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said James Colvard and wife, Lara J. Colvard, their heirs and assigns, forever. And said Suburban Land, Inc. does hereby covenant with the said James Colvard and wife, Lara J. Colvard that it is lawfully seized and possessed of said land in Fee Simple, has a good right to convey it, and the same is unencumbered.

And said corporation does further covenant and bind itself, its successors and representatives, to warrant

MAY-3[illegible]	CONV	22,900.00				
MAY-3[illegible]	S'TAX		A*	59.54		
MAY-3[illegible]	PR'FEE		A*	.50		
MAY-3[illegible]	W'DEED		A*	4.50	*	64.54

and forever defend the title to said land to the said James Colvard and wife, Lara J. Colvard, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Suburban Land, Inc. has caused its name to be subscribed hereto by its President, on this the 7th day of May, 1970.

SUBURBAN LAND, INC.

By: E. H. Reid Jr.
President

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, Carmen Brown, a Notary Public in and for the County and State aforesaid, the within named E. H. Reid Jr., to me personally known, and who upon his oath acknowledged himself to be the President of Suburban Land, Inc., a corporation, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for and on behalf of said corporation by signing its name thereto by himself as such President, and that he executed such instrument as the free act and deed of said corporation and for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee on this the 7th day of May, 1970.

Carmen Brown
Notary Public

My Commission Expires:

5-1, 1974

CARMEN BROWN NOTARY PUBLIC DICKSON COUNTY, TENN.

IDENTIF. REFERENCE

MAY 3 1 10 PM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B 13279