THIS INSTRUMENT PREPARED BY

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 1807 PAGE 41

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
72-3-182	Clarence Sutherland 3825 Cleghorn Avenue Nashville, Tennessee37215	Clarence Sutherland 3825 Cleghorn Avenue Nashville, Tennessee 37215
FIELD BOOK NUMBER(S) 15D-9980	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1124 Howard Avenue	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of,and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated March 12, 1973, in the original principal sum of $10,500.00, payable to James H. Moore, Jr., and Mrs. Janet Moore Coleman in monthly installments of $97.34, including interest as set forth in said note, and being secured by a Vendor's Lien rotained in the deed of record in Book 4690, page 156, from James H. Moore, Jr., and Mrs. Janet Moore Coleman to Betty Jones Denson,

G&S ENTERPRISES, TRUSTEE, with full power to bargain, sell, transfer and convey or otherwise encumber without the joinder of any beneficiaries, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLARENCE SUTHERLAND,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly one-half of Lot No. 136 on the Plan of Inglewood Place, as of record in Book 332, page 101.

Said part of said lot fronts 50 feet on the southerly side of Howard Avenue and extends back between parallel lines, 205 feet to a dead line.

Being the same property conveyed to G&S Enterprises, Trustee, by deed from Betty Jones Denson, as of record in Book 4788, page 522.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 21 day of February , 1974.

G&S Enterprises, Trustee

Graham Fuchs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4807 PAGE 42

Before me, Dorothy B. Sawyers, a Notary Public in and for the State and County aforesaid, personally appeared the within named Graham Funderburk, Jr. for G&S Enterprises, Trustee the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 21 day of February, 1974.

Dorothy B. Sawyers
Notary Public

My commission expires:
1/29/78

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS
$12,000.00

Clarence Sutherland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February 1974

MY COMMISSION EXPIRES: 1-29-78 (AFFIX SEAL)

Dorothy B. Sawyers
Notary Public

WARRANTY DEED

FROM
G&S ENTERPRISES, TRUSTEE

TO
CLARENCE SUTHERLAND

C50494

IDENTIF. REFERENCE

APR 18 11 04 AM '74

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

APR 18 74	CONV	12,000.00			
APR 18 74	STAX		A*	31.20	
APR 18 74	PR FEE		A*	.50	
APR 18 74	W DEED		A*	4.00	* 35.70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public