THIS INSTRUMENT PREPARED BY
David Herbert

BOOK 5053 PAGE 163

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-2 101	Clarence Sutherland, et ux	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7DA-48620	4104 Hillsboro Road	PROPERTY IS [X] 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) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; I,

DOLORES ADAMS, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLARENCE SUTHERLAND and wife, SUSAN C. 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:

Land in Davidson County, Tennessee, being part of Lot No. 74 on the Plan of Colonial Heights, as of record in Book 1130, page 102, Register's Office for said County, as conveyed by deed from James S. Fowler and wife, to Dolores Adams, dated February 14, 1953, filed for record February 16, 1953, in Book 2135, page 407, Register's Office for Davidson County, Tennessee.

This deed was prepared by David B. Herbert, attorney, on information furnished by the parties.

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 for 1976 taxes which have been prorated and assumed by the Grantees herein.

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 1st day of July, 196 .

Dolores Adams

DOLORES ADAMS

BOOK 5053 PAGE 164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James E. White, a Notary Public in and for the State and County aforesaid, personally appeared the within named Dolores Adams,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of July, 19 76.

My commission expires: 8/6/76

James E. White
Notary Public

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

$200,000.00

Affiant Clarence Sutherland

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 76

MY COMMISSION EXPIRES: 8/6/79 (AFFIX SEAL) Notary Public

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T

IDENTIF. REFERENCE

AUG 2 3 43 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

DBH:jpt

FROM

DOLORES ADAMS,

Unmarried

TO

CLARENCE SUTHERLAND & WIFE, SUSAN C. SUTHERLAND

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, L & C Tower
Nashville, Tennessee 37219

AUG-2 76	CONV	90,000.00	
AUG-2 76	CONV	90,000.00	
AUG-2 76	CONV	20,000.00	
AUG-2 76	TAX		520.00
AUG-2 76	FEE	B*	.50
AUG-2 76	WDEED	S*	4.00 * 524.50

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