This is [illegible]
Douglas [illegible]
Ortale [illegible]
23rd Floor, L & C Tow
Nashville, Tennessee 3720

Box 36

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 142 174 | Mr/Mrs Clarence Sutherland<br>3815 Cleghorn Avenue<br>Nashville, TN 37215 | New Owners<br>BOOK 5886 PAGE 857 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 9D27950 | | 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 which is hereby acknowledged,

NEIL McDADE and wife, RUTH CLINE McDADE

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

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF.

G 9 1 6 8 2

IDENTIF. REFERENCE

MAY 17 12 15 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ALSO conveyed herein is the Lease Agreement between Grantors and the U.S. Postal Service dated November 9, 1955. Grantor further warrants that there are no further extensions to said Lease beyond February 28,1983.

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 1982 taxes which have been prorated and assumed by Grantees.

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 17 day of May, 1982.

X Neil McDade
Neil McDade

X Ruth Cline McDade
Ruth Cline McDade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5886 PAGE 858

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

Witness my hand and official seal at Nashville, Tennessee, this, the 15 day of May, 1982.

Mac McDade
Notary Public

My commission expires:
3-23-85

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 $31,500.00

Affiant Clarence Sutherland

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 1982

MY COMMISSION EXPIRES 4-20-86 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

NEIL McDADE AND WIFE,

RUTH CLINE McDADE

TO

CLARENCE SUTHERLAND AND WIFE,

SUSAN SUTHERLAND

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

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

A tract of land in the 7th Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being bounded generally on the West by the Neil McDade and Ruth Cline McDade property, on the North by the South margin of the Louisville & Nashville Railroad, on the East and South by the Neil McDade and Ruth Cline McDade property and more particularly described as follows:

Beginning at a point South 51° 17' East 414.52 feet along the center line of an existing TVA easement from the East margin of Old Harding Road and North 38° 43' East 125 feet to a point, this being the point of beginning; thence along the South line of this described tract North 51° 17' West 50.0 feet to a point; thence North 38° 43' East 130.48 feet to a point in the South margin of the Louisville & Nashville Railroad; thence with said margin of an Easterly direction with a curve to the left (Radius = 5,569.83 feet) 50.61 feet to a point, this being the Northeast corner of this described tract; thence leaving the Southerly margin of the Louisville & Nashville Railroad in a Southerly direction South 38° 43' West 138.33 feet to the point of beginning and containing 6,534 square feet (0.15 acres more or less).

Included in this conveyance is a 50 foot easement for ingress and egress to the United States Post Office property, said easement described as follows:

BEGINNING at a point in the easterly margin of Old Harding Road, said point being 172.62 feet south of the intersection of Old Harding Road and the Louisville & Nashville Railroad; thence south 51° 17' east 351.71 feet to a point; thence north 38° 43' east 75.00 feet to a point; said point being the southwest corner of the United States Post Office tract; thence south 51° 17' east 50.00 feet to a point, said point being the southeast corner of Post Office tract; thence south 38° 43' west 125.00 feet to a point; thence north 51° 17' west 414.52 feet to a point in the easterly margin of Old Harding Road; thence along the easterly margin of Old Harding Road north 53° 06' east 51.62 feet to the point of beginning, containing 0.50 acres more or less.

Being part of the property conveyed to Neil McDade and wife, Ruth Cline McDade, by deed from W. B. Williams and wife, Margie L. Williams, and Marion J. Williams, of record in Book 4745, page 220, as corrected by instrument of record in Book 5772, page 30, Register's Office for Davidson County, Tennessee.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5886 PAGE 860

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

$100.00- CO
$1.50 CO TX
.50 PRFEE
$2.00 MISC
CHECK $103.50-
TENDERED CHANGE .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91682

IDENTIF. REFERENCE

MAY 17 12 15 PM '02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 881564