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STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 48,500.00

Subscribed and sworn to before me, this the 10th day of October 19 86

My commission expires: January 10, 1989

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC. - mail
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Christopher E. Sutherland	NATIONWIDE LENDING GROUP, INC.
1218 Pierce Avenue	1125 Troup Street, PO Box 3249
Madison, TN 37115 (STREET ADDRESS)	Augusta, GA 30904 (STREET ADDRESS)
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO Map 42, Group 3, Parcel 13	11D-25030

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Joseph F. Smith and wife, Mildred L. Smith

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Christopher E. Sutherland and wife, Candace A. Sutherland

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 19 on the Plan of Re-Subdivision of Dixie Pure Food Company Subdivision, of record in Plat Book 843 at page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph F. Smith and wife, Mildred L. Smith by deed recorded in Book 5608 at page 447, Register's Office for Davidson County, Tennessee. The said Joseph F. Smith, also known as Joseph Franklin Smith, having since become a Ward of the Probate Court for Davidson County, Tennessee; the said Mildred L. Smith, also known as Mildred Louise Smith, having since been appointed Conservator for Joseph Franklin Smith and given full power to execute on behalf of Joseph Franklin Smith all papers in connection with the conveyance of this property, by Order of the Probate Court for Davidson County, Tennessee, Docket No. 77264, of record in Book 7009 at page 435, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 1987 and subsequent years, together with any and all easements and restrictive covenants of record.

6 0 5 1 5

IDENTIFICATION REFERENCE

Nov 5 3 37 PM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1218 Pierce Avenue, Madison, TN 37115

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

Witness our hand s this 10th day of October 19 86

Joseph F. Smith by Mildred L. Smith
Joseph F. Smith
as attorney in fact & Conservator

Mildred L. Smith

by: Mildred L. Smith, Conservator

[redacted]

State of Tennessee
County of SUMNER

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On this 10th day of October, 19 86, before me personally appeared Mildred L. Smith, individually to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

January 10, 1989

Notary Public

State of Tennessee
County of SUMNER

On this 10th day of October, 19 86, before me personally appeared Mildred L. Smith, as Conservator for Joseph F. Smith to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

January 10, 1989

Notary Public

WARRANTY DEED

TENNESSEE
TITLE &
TRUST, Inc.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

48500.00- CAPT.
135.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 142.30-
2874A1 11/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60515

IDENTIFICATION REFERENCE

Nov 5 3 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08932