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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$172,000.00 T. Jerrell Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES July 12, 1987

THIS INSTRUMENT WAS PREPARED BY

LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Jerrell Sutton (NAME)	Commerce Union Bank (NAME)	MAP 54-13
117 Dekewood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	PARCEL 146
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D-90945

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED, GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Riverbirch Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. Jerrell Sutton and wife, Fern M. Sutton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Brandywine Place of record in Book 6250, page 327 & 328, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Riverbirch Builders, Inc. by deed from C. Hooper Development, Inc. of record in Book 7014, page 165, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

9:37:84

IDENTIFICATION REFERENCE

FEB 13 1 46 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

02/13 10- CHECK

This is improved (XX) unimproved ( ) property, known as 117 Dekewood Drive, Old Hickory, TN 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of February, 19 87

Attest:

Riverbirch Builders, Inc.
By: V.P.

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STATE OF TENNESSEE }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, 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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eddie J. Daniels and _____ with whom I am personally acquainted and who upon ~~his oath~~ (his oath) ~~they severally~~ (himself) ~~themselves~~ acknowledged (themselves) to be the Vice President and _____ respectively of the ~~Riverbirch Builders, Inc.~~, the within named bargainor, a corporation, and that (he) as such Vice President and _____, being ~~authorized~~ (they) authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Eddie J. Daniels as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 12th day of February, 1987.

My commission expires July 18, 1987

Notary Public

WARRANTY DEED

FROM

Riverbirch Builders, Inc.

TO

T. Jerrell Sutton
Fern M. Sutton

Return to:

LEON SHARBER, ATTORNEY

1161 MURFREESBORO ROAD, SUITE 505

NASHVILLE, TN 37217

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

172000.00- CAMT.
481.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 488.10-
0404A02/13/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 3 7: 8: 4

IDENTIFICATION REFERENCE

FEB 13 1 46 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No45842