File 6

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 7254 PAGE 943

ADDRESS NEW OWNER:
Mark Kutcher
787 Rodney Drive
Nashville, TN 37205

MORTGAGEE:
City Federal Savings Bank

125 Belmont Drive
Somerset, NJ 08873

MAP-PARCEL NUMBERS:
MAP 115-13
PARCEL 24
8DZ-61805

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ian Alexander Blair and wife, Gillian Blair

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mark Kutcher and wife, Joyce Kutcher

hereinafter called the Grantee, Grantee's 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. 211 on the plan of West Meade Hills, Section Eight, of record in Book 3600, pages 61 & 62, Register's Office for said County.

SAID Lot No. 211 fronts 147.05 feet on the westerly margin of Rodney Drive and extends back 417.7 feet on the northerly line and 453.1 feet on the southerly line to a dead line in the rear, measuring 82.15 feet thereon.

Being the same property conveyed to Ian Alexander Blair and wife, Gillian Blair by deed from Yuen Kong So and wife, Chi Man So of record in Book 6313, page 681, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3789, page 119, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Ian Alexander Blair and wife, Gillian Blair by Ria Grasman as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

— 9 3 8 IDENTIFICATION REFERENCE — RECEIVED JUN 2 11 20 AM — DAVIDSON COUNTY, TN

This is (un)improved property, known as 787 Rodney Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of May, 19 87

Gillian Blair by Ria Grasman

Gillian Blair by: Ria Grasman, Attorney in Fact

Ian Alexander Blair by Ria Grasman

Ian Alexander Blair by: Ria Grasman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 125,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 28th day of May, 1987.

My Commission Expires: Nov 1 1987

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ria Grasman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Ian Alexander Blair and wife, Gillian Blair as their Attorney in Fact as the free act and deed of the within named Ian Alexander Blair and wife, Gillian Blair.

Witness my hand and official seal at Nashville, Tennessee, the 28th day May, 1987.

_____
NOTARY PUBLIC

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
Ian Alexander Blair and wife, Gillian Blair

to:
Mark Kutcher and wife, Joyce Kutcher

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Ria Grasman

Sworn to and subscribed before me this 28th day of May, 19 87.

Notary Public

My Commission Expires: 11-1-87

CHRISTY WILKINS NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

BOOK 7254 PAGE 946

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			125000.00- CAMT.	
			350.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	359.50-
4133A06/02/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31938

IDENTIFICATION REFERENCE

JUN 2 10 23 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 88542