Box 60

This Instrument Prepared By:

THOMAS I. BOTTORFF
Attorney at Law
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
M/M W. J. Sutherland 317 Fielding Crest Brentwood, TN 37027	James or Annita Alex P. O. Box 943 Brentwood, TN 37024-0943	172-010A-147

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $179,000.

Affiant

Subscribed and sworn to before me this 12th day of April, 1990.

Notary Public
My Commission Expires: 10-5-93

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HOMES BY HERITAGE, INC., A TENNESSEE CORPORATION, (hereinafter "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto WILLIAM J. SUTHERLAND AND WIFE MARTHA SUTHERLAND (hereinafter "Grantees"), their heirs and representatives, the following described real property located in Davidson County, Tennessee, to wit:

> Lot No. 147 on the Plat of Copperfield of record in Plat Book 6900, pages 555 through 559, Register's Office, Davidson County, Tennessee; said Plat reference is made for a more complete and accurate description.
>
> Being part of the property conveyed to Homes by Heritage, Inc., a Tennessee corporation, by Warranty Deed from Jack L. Langford and wife, Ima F. Langford, of record in Book 6737, page 209, and Warranty Deed from Thomas E. Smith and wife, Louise Corbin Smith, of record in Book 6737, page 212, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. Real property taxes for 1990 and subsequent years.

2. Declaration of Covenants, Conditions and Restrictions for Copperfield of record in Book 6779, page 296, as re-recorded in Book 6783, page 973, said Register's Office, as amended and

superseded by Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482, said Register's Office, as further amended in Book 7208, page 889, Register's Office, Davidson County, Tennessee.

3. All things and matters on the Plat of record for Copperfield in Book 6900, pages 555-559, Register's Office, Davidson County, Tennessee.

4. Transmission line easement contained in an instrument of record in Book 2437, page 8, said Register's Office.

5. Transmission line easement contained in an instrument of record in Book 2438, page 376, said Register's Office.

6. Easements to Metropolitan Government of Nashville-Davidson County of record in Book 7593, pages 488 and 511, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs and representatives forever.

AND Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to Grantees, their heirs and representatives against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by a duly authorized officer this 12th day of April, 1990.

HOMES BY HERITAGE, INC.

By: David L. Ballew
David L. Ballew

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

0968 04/13 0101 03CHECK 597.70

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David L. Ballew, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice President of Homes by Heritage, Inc., the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 12th of April, 1990.

Mary L. Nickerson
Notary Public

My Commission Expires: 10-5-93

IDENTIF. TREFERENCE
APR 13 10 30 AM '90
DAVIDSON COUNTY TN.
18662

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

RECEIVED OF _____

FOR _____

BOOK 8087 PAGE 811

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

CAMT 179000.00
CON TX 590.70
PRFEE 1.00
WDEED 6.00
TOTAL 597.70
CHECK 597.70

04/13/90 01 10:28 0001 0968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1,8662

IDENTIF. REFERENCE

APR 13 10 30 AM '90

DAVIDSON COUNTY TN.

No. 310083