BOOK 8245 PAGE 858

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,226.41

Diane L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 19 90

D. Annette Burton
Notary Public

MY COMMISSION EXPIRES: 5-8-91
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim E. Elkins	Molton, Allen, & Williams	11D25025
(NAME)	(NAME)	
17789 Orange Street	100 Brookwood Place, P.O. box 10025	43-2-12
(ADDRESS)	(ADDRESS)	
Hesperia, CA 92345	Birmingham, AL 35202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, CHRISTOPHER E. SUTHERLAND AND CANDACE A. SUTHERLAND, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM E. ELKINS

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:

BEING Lot No. 18 on the Map of the Re-Subdivision of Lots Nos. 2 to 6 inclusive of a subdivision of Lot No. 37 and part of Lot No. 29 of the Dixie Pure Food Subdivision at Amqui as of record in Book 843, page 66, Register's Office for Davidson County, Tennessee to which Map reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Christopher E. Sutherland and Candace A. Sutherland, by deed from J. Willard Smith and wife, Jane S. Smith of record in Book 5496, page 721, Register's Office for Davidson County, Tennessee, said parties having since divorced.

A part of the within consideration is the agreement to assume the existing remaining balance due and owing to Molton, Allen, & Williams, secured by a Deed of Trust dated September 10, 1979, executed by Christopher E. Sutherland and wife, Candace A. Sutherland, of record in Book 5496, page 724, Register's Office for Davidson County, Tennessee, which the Grantee herein assumes and agrees to pay. Reference is hereby made to said Deed of Trust, for complete terms and conditions.

This conveyance is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights-of-way of public utilities applicable to this property.

unimproved ( )
This is improved (X) property, known as 1214 Pierce Avenue Madison, TN 37115
(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 our hand S this 16th day of November, 19 90

Candace A. Sutherland
CANDACE A. SUTHERLAND

Christopher E. Sutherland
CHRISTOPHER E. SUTHERLAND

BOOK 8245 PAGE 859

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 CHRISTOPHER E. SUTHERLAND AND CANDACE A. SUTHERLAND, both unmarried

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 16th day of November 1990.

Commission expires 7-23-94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

IDENTIF. REFERENCE

75781

NOV 30 8 50 AM '90

FELIX [illegible]
DAVIDSON COUNTY TN.

1212 11/30 0101 03CHECK 126.46

PREPARED BY:
Greater Nashville Title and Closing Company
223 Madison St., Suite 108
Madison, TN 37115
(615) 865-1470

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8245 PAGE 860

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	36226.41
CON TX	119.46
PRFEE	1.00
[illegible]	6.00
TOTAL	126.46
CHECK	126.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

11/30/90 01 08:50 0001 1212

75781

IDENTIF. REFERENCE

Nov 30 8 50 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 377169