This Instrument Prepared By:
Corbett, Crockett & Fleming
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
William M. Sutcliffe and wife Marilyn C. Sutcliffe 7705 Indian Springs Road Nashville, TN 37221	Same	128-09-A1C0

9451 09/01 0101 03CHECK 894.30

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, John W. Tummel and wife, Jo Ellen Tummel ("Grantors"), have bargained and sold, and by these presents do transfer and convey to William M. Sutcliffe and wife, Marilyn C. Sutcliffe ("Grantees"), their heirs and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in the 35th Councilmanic District of Davidson County, Tennessee, and being Building Site No. 1 on the Plan of Lakeland Hills as of record in Book 5210, Page 49, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the rear line of Lot No. 38 on the Plan of Bellevue Manor of record in Book 3600, Page 32, said point being North 87 deg. 57 min. 33 sec. West 90.99 feet from the northeast corner of said Lot No. 38; thence continuing with the rear line of said Lot No. 38 and other lots in the said Bellevue Manor Subdivision North 87 deg. 57 min. 33 sec. West 90.0 feet to a concrete monument; thence North 53 deg. 59 min. 48 sec. West 214.96 feet to a point; thence North 54 deg. 17 min. 42 sec. East 30.0 feet to a point; thence North 53 deg. 59 min. 48 sec. West 265.47 feet to a point; thence North 53 deg. 59 min. 48 sec. West 669.69 feet to a concrete monument; thence North 53 deg. 26 min. 04 sec. West 154.19 feet to a point; thence leaving the rear line of Lots in Bellevue Manor Subdivision South 74 deg. 07 min. 59 sec. East 260 feet to a point; thence South 53 deg. 30 min. 32 sec. East 655.11 feet to a point; thence South 70 deg. 30 min. 0 sec. East 450 feet to a point; thence South 19 deg. 30 min. 0 sec. West 170 feet to the point of beginning and containing 3.0 acres, more or less.
>
> There is also hereby conveyed an easement for ingress and egress to the above described property in, over, and across that property identified on the Plan of Lakeland Hills as of record in Book 5219, Page 119, Register's Office for Davidson County, Tennessee as "Common Element".
>
> Being the same property conveyed to John W. Tummel and wife Jo Ellen Tummel, by deed from Lakeland Hills Investment Co. of record in Book 5291, Page 771, Register's Office for Davidson County, Tennessee. The description herein is taken from the prior deed.

This is improved property known as 7705 Indian Springs Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. 1991 real property taxes prorated and assumed by Grantees.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 8408, Page 663, Register's Office for Davidson County, Tennessee.

3. Easement for ingress and egress to subject property in, over, and across that property identified on the Plan of Lakeland Hills, as of record in Book 5210, Page 49, Register's Office for Davidson County, Tennessee, as "Common Element" of record in Book 5291, Page 771, Register's Office for Davidson County, Tennessee.

4. Lake Maintenance Agreement between Lakeland Hills Investment Company and King Plumbing Company to provide for the maintenance and upkeep of Lake of record in Book 5289, Page 689, Register's Office for Davidson County, Tennessee, dated April 19, 1978.

5. Agreement to maintain private road located on the Plat of Lakeland Hills, of record in Book 5289, Page 691, Register's Office for Davidson County, Tennessee, dated April 19, 1978.

6. Subject to all matters shown on the Plan of record in Book 5210, Page 49, said Register's Office, which shows an Owner's Certificate, a proposed building area across the westerly portion of said lot and a 20 foot public utility easement across the easterly portion of said lot.

7. Agreement with Metropolitan Government of Nashville and Davidson County, concerning the soil absorption sewage system of record in Book 5297, Page 746, Register's Office for Davidson County, Tennessee, dated June 12, 1978.

8. Driveway Maintenance Agreement dated November 15, 1986, executed by Robert L. West, John W. Phillips and John W. Tummel and recorded in Book 7044, Page 783, Register's Office for Davidson County, Tennessee, dated November 15, 1986.

9. Assignment of Contract by and between Lakeland Hills Investment Co., Carol M. Phillips, Jo Ellen Tummel, and Linda S. West and Lakeland Hills Homeowners Association, Inc., recorded in Book 8408, Page 683, Register's Office for Davidson County, Tennessee.

10. Assignment of Contract by and between Lakeland Hills Investment Co., Carol M. Phillips, Jo Ellen Tummel, and Linda S. West and Lakeland Hills Homeowners Association, Inc., recorded in Book 8408, Page 689, Register's Office for Davidson County, Tennessee.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 1st day of August, 1991.

John W. Tummel

Jo Ellen Tummel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, John W. Tummel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 1991.

Notary Public

My Commission Expires: 10/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Jo Ellen Tummel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 1991.

Notary Public

My Commission Expires: 10/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 239,000.

Affiant

Sworn to and subscribed before me this 1st day of August, 1991.

Notary Public

My Commission Expires: 10/9/91

3551 I.D. IDENTIFICATION REFERENCE
AUG 1 10 58 AM '91
FELIX Z. [illegible]
REGISTER
DAVIDSON COUNTY, TENN.

FEE-EXEMPT



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8410 PAGE 684

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 239000.00
CON TX 884.30
PRFEE 1.00
WDEED 9.00
TOTAL 894.30
CHECK 894.30

08/01/91 01 10:59 0001 9451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 5. I. I.

IDENTIFICATION REFERENCE

Aug 1 10 58 AM '91

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY

No. 446049