File Box 9-B
First Title and
Escrow Company, Inc.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 10825 PG 140

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#15303

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| BRIAN S. SUTHERLAND (NAME) | CITFED MORTGAGE CORPORATION (NAME) | MAP 172-12-B |
| 3217 Cobble Street (STREET ADDRESS OR ROUTE NUMBER) | One Citizens Federal Centre (STREET ADDRESS) | PARCEL 186 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Dayton, Ohio 45402 (CITY) (STATE) (ZIP) | FB# 6D 77920 |

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, STEPHEN C. CUSHING, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN S. SUTHERLAND AND WIFE, ANGELA M. SUTHERLAND

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 280 on the Plan of Section Eleven Bradford Hills, as of record in Plat Book 7900, page 496, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen C. Cushing by deed from Gregory A. Tesnow and George D. Tesnow of record in Book 9968, page 281, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 8069, page 170, made applicable in Book 8885, page 519; (3) By-Laws of record in Book 8071, page 531, (4) Dedication of Common Area of record in Book 9779, page 672; (5) Charter of record in Book 8071, page 520; and (6) All matters appearing on the Plan of record in Plat Book 7900, page 496, said Register's Office.

98 MAR -5 PM 2:25

FELIX A. BELL, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 040841 8

1597 03/05 0101 03CHECK 532.50

This is improved XXX property, known as 3217 Cobble Street, Nashville, Tennessee 37211 unimproved ( ) XX

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of February, 19 98

STEPHEN C. CUSHING

BOOK 10825 PG 141

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN C. CUSHING 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 27th day of February, 19 98.

My commission expires 9/23/2001 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 98

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

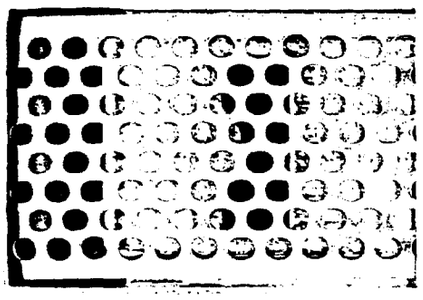
WARRANTY DEED

FROM STEPHEN C. CUSHING

TO BRIAN S. SUTHERLAND AND WIFE, ANGELA M. SUTHERLAND

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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



RECEIVED OF _____

FOR _____

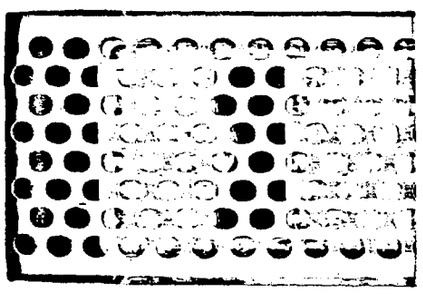
BOOK 10825 PG 142

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAPT
150000.00
CON TX 375.50
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
TOTAL 562.50
CHECK 562.50

03/05/98 01 14:24 0001 1597



0408418
IDENTIF. ◄ REFERENCE
98 MAR -5 PM 2:25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1262017