40-A

Davidson County DEEDWARR
Recvd: 11/26/03 15:22 2pgs
Fees:13.00 Taxes:710.40
20031126-0172110

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Marvin G. Sutherland
Tammy L. Sutherland
101 Hilary Court
Hermitage, TN 37076

SEND TAX BILL:

New Owner

MORTGAGEE:
Fontelle M. Sutherland
1020 Charlie Daniels Pkwy.
Mt. Juliet, TN 37122

MAP AND PARCEL:
MAP 76-9-A
PARCEL 41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Justin P. Blair and wife, Kelly G. Blair, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Marvin G. Sutherland and wife, Tammy L. Sutherland, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Chandler Grove as of record in Plat Book 7900, page 796, amended in Plat Book 7900, page 802, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Justin P. Blair and wife, Kelly G. Blair, by deed from Douglas G. Sanborn of record in Instrument No. 20020930-0118520, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 101 Hilary Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 25th day of November, 2003.

Justin P. Blair

Kelly G. Blair

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Justin P. Blair and Kelly G. Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of November, 2003.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

AFFIANT

Subscribed and sworn to before me
this 25th day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005