BOOK 4083 PAGE 164

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. R. Rutherford (NAME:)	E. R. Rutherford (NAME:)	13D-47255
Eatons Creek Road (STREET ADDRESS OR ROUTE NUMBER)	Eatons Creek Road (STREET ADDRESS)	Map 69-7
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville Tenn. (CITY) (ZONE) (STATE)	Pat. 18

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by E. R. Rutherford, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, J. G. Jackson and wife, Mattie Louise Jackson,

have bargained and sold, and by these presents do transfer and convey unto the said E. R. Rutherford, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of the property conveyed to Vernon Trice and wife, by deed from Charles Blanton and wife, of record in book 2701, page 74, Register's Office for said County, said corner being also in the northern boundary line of the property conveyed to E. C. Flatt, of record in book 2098, page 171, said Register's Office; thence with Flatt's northern boundary line north 49° 35' east 326.5 feet to a point in the westerly margin of a 30-foot lane; thence with an old fence north 31° west 934 feet; thence north 52° 30' west 245 feet to the center of Whites Creek; thence with same north 86° west 100 feet, south 56° west 87 feet, south 23° west 89 feet, south 42° west 73 feet, south 39° west 80 feet and south 59° west 77 feet to the northeast corner of the property conveyed to Luther Whitfield and wife, by deed from J. G. Jackson and wife, of record in book 2696, page 10, said Register's Office; thence with the eastern boundary line of said Whitfield property, south 39° 45' east 990 feet, more or less, to Whitfield's southeast corner; thence north 41° 15' east 15 feet; thence south 42° 15' west 67 feet to the northeast corner of said Vernon Trice property; thence continuing with the eastern boundary line of said Trice property south 41° 15' east 193 feet to the beginning.

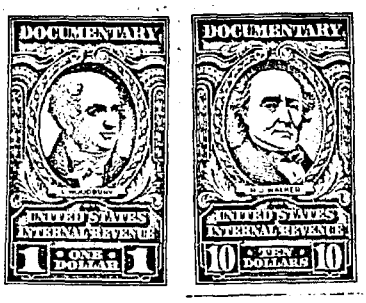
Together with all my right, title and interest in and to a strip of land lying west of the above described tract of land and lying between the property owned by Trice, Crawford and Whitfield and east of the Hydes Ferry Pike or State Highway No. 12 designated as a 50-foot right-of-way and described as follows:

Beginning at an iron pin on the easterly margin of the Hydes Ferry Pike as now located at the southwest corner of the property conveyed to Luther Whitfield and wife, by deed from J. G. Jackson and wife, of record in book 2696, page 10, said Register's Office; thence with the southern boundary line of said Whitfield property and the northerly margin of said 50-foot right-of-way north 41° 15' east 227.8 feet to Whitfield's southeast corner,

THIS INSTRUMENT WAS PREPARED BY
RAYMOND H. DARROW, ATTORNEY
235 Third Avenue North
Nashville, Tennessee

continuing in the same direction 15 feet in all 242.8 feet; thence south 42° 15' east 67 feet to the northeast corner of the property conveyed to Vernon Trice and wife, by deed of record in book 2701, page 74, said Register's Office; thence with the northern boundary line of said Trice property, south 49° 15' west 123 feet to an iron pin at the northeast corner of the property conveyed to Oscar Crawford and wife, of record in book 2590, page 517, said Register's Office; thence with the northern boundary line of said Crawford property south 50° west 117.5 feet to the easterly margin of said Hydes Ferry Pike; thence with same northwestwardly to the beginning.

Being part of the real property conveyed to J. G. Jackson and wife, Mattie Louise Jackson, by two deeds from Joe Walkup and wife, of record in book 1088, page 335, and book 1169, page 183, Register's Office for said County.



This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. R. Rutherford, his ..... *heirs and assigns, forever.*

And We *do covenant with the said* E. R. Rutherford ..... *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.*

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* E. R. Rutherford, his ..... *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 1st *day of* December, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. G. Jackson

Mattie Louise Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named J. G. Jackson and wife, Mattie Louise Jackson,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 19 66.

Nellie Gray Loring, Notary Public.

Commission Expires 2-1-70

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

STATE TAX $ 1500
PROBATE .50
TOTAL $ 15.50

DEC 5 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 5 - 1966

BOOK 4083 PAGE 167

Please mail to
E. R. Rutherford
Route 1
Goodlettsville, Tenn.

WARRANTY DEED

FROM

J. G. Jackson et ux.

TO

E. R. Rutherford

53306

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 6 8 47 AM '66

NOTED: BOOK 115 PAGE 430
RECORDING FEE $ 2.00
DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE