This instrument prepared by
STOCKELL, RUTHERFORD, CROCKETT & GUENTHER, Attys.
306 Nashville Bank and Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4232 PAGE 272

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Estell Blackwelder (NAME:)	First and Mid South Mortgage Co. (NAME:)	
1623 Electric Ave. (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Map 94-2
Nashville, Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 38

For and in Consideration of the sum of Ten and no/100ths---------- ---------- *DOLLARS* cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, JOSEPH H. RUTHERFORD and wife, MARY CALL RUTHERFORD,

have bargained and sold, and by these presents do transfer and convey unto the said ESTELL BLACKWELDER, her *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. 544 on the Plan of the Edgefield Land Company's First Subdivision, a plan of which is of record in Book 161, page 170, Register's Office for said county and more fully described as follows:
Said Lot No. 544 fronts 50 feet on the northerly side of Electric Avenue, and extends back between parallel lines, 150 feet to an alley.
Being the same real property conveyed to Joseph H. Rutherford and wife, Mary Dell Rutherford, by deed from Paul H. Bass and wife, of record in book 4118, page 588, said Register's Office.

The said Mary Call Rutherford and Mary Dell Rutherford are one and the same person.

This is unimproved ( ) improved (X) property, known as 1623 Electric Avenue (House Number) (Street) Nashville (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 ESTELL BLACKWELDER, her *heirs and assigns, forever.*

And we *do covenant with the said* ESTELL BLACKWELDER, *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.,* except for an indebtedness which is secured by deed of trust of record in Book 3417, page 455, Register's Office, Davidson Co., Tenn. which is assumed by grante

And we, Joseph H. Rutherford and wife, Mary Call Rutherford, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Estell Blackwelder her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 26 *day of* March, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph H Rutherford

Mary Call Rutherford

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs Peggy Cardwell, a Notary Public in and for said County and State, Joseph H. Rutherford and wife, Mary Call Rutherford

the within named 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 26 day of March, 1968

Mrs Peggy Cardwell Notary Public

Commission expires Oct 29 1969

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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 700.00 Affiant Estell Blackwelder
Subscribed and sworn to before me this 2 day of May 1968

Deputy Register L Gentry

I hereby swear that the actual consideration or true value of this property transfer, whichever is greater, is $.....

Affiant....., Sworn to and subscribed before me this the.....day of....., 19....:

.....Notary Public

My Commission Expires.....

STATE TAX $ 18.20
PROBATE .50
TOTAL $ 18.70

MAY 2 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Joseph H. Rutherford et ux

TO

Estell Blackwelder

14871

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 2 12 13 PM '68

NOTED BOOK 1178 PAGE 78

RECORDING FEE $ 3.00

DEP. REG. 5

Rush

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE