BOOK 4399 PAGE 453

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George W. Rutter (NAME)	Dobson & Johnson, Inc. (NAME)	Map 150-5
2926 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 61
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by George W. Rutter and wife, Jennie L. Rutter, and other good and valuable considerations, the receipt of which is hereby acknowledged.

Cheek & Jones, Inc. has

~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said

George W. Rutter and wife, Jennie L. Rutter,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 636 on the Plan of Edge-O-Lake Estates, Section 12, as of record in book 3842, page 236, Register's Office for said County.

Said lot No. 636 fronts 80 feet on the northerly side of Anderson Road and extends back 142.81 feet on the easterly line and 142.81 feet on the westerly line to a dead line measuring 80 feet thereon.

Being part of the property conveyed to Cheek & Jones, Inc., by deed from Brentwood Estates, Inc., of record in book 4317, page 174, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,500.00

Subscribed and sworn to before me, this the 23rd day of February 1970

George W. Rutter
Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 2926 Anderson Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

George W. Rutter and wife, Jennie L. Rutter,

their *(successors),*

heirs and assigns forever. It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to said real estate to said* George W. Rutter and wife, Jennie L. Rutter, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 23rd *day of* February 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHEEK & JONES, INC.

By: George W. Jones Jr. Sec.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

the within named 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 ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Beverly Jo Womble, *a Notary Public of the State and County aforesaid, personally appeared* George W. Jones, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Cheek & Jones, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 23rd *day of* February, *19* 70.

Notary Public

Commission expires 8/9/72

FEB24 70	CONV	23,500.00				
FEB24 70	S'TAX		B*	61.10		
FEB24 70	PR'FEE		B*	.50		
FEB24 70	W'DEED		B*	3.00	*	64.60

WARRANTY DEED

FROM
Cheek & Jones, Inc.
TO
George W. Rutter, et ux

A 69335

IDENTIF. REFERENCE

FEB 24 10 56 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.