BOOK 4400 PAGE 37

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
Galen L. Porter (NAME)	Dobson & Johnson, Inc. (NAME)	Map 61-1
235 Maplewood Lane (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 5-6
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 Galen L. Porter and wife, Marcia L. Porter, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Douglas W. Rutherford and wife, Dorothy A. Rutherford,

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

Galen L. Porter and wife, Marcia L. Porter,

their *(successors), heirs and assigns,*

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

Land in the 12th, formerly the 17th, Civil District being part of Lot No. 1 on the Plan of the Subdivision of the lands of William Phillips, as of record in Book 57, page 21, Register's Office for said County, described as follows:

Beginning on the northerly margin of Maplewood Lane, at a point 169.7 feet west of the westerly margin of Walton Lane, being the southwest corner of the property conveyed to Dan Edmondson, Jr., and wife, by deed from L. B. Jones and wife, of record in Book 3461, page 239, said Register's Office; thence with the westerly line of said Edmondson property north 6° 25' east 250 feet; thence north 83° 35' west 80 feet to the northeast corner of the property conveyed to Malcolm Moss and wife, by deed from L. B. Jones and wife, of record in Book 3315, page 363, said Register's Office; thence with the easterly line of said Moss property, south 6° 25' west 250 feet to the northerly margin of Maplewood Lane; thence with the said Lane, south 83° 35' east 80 feet to the beginning.

Being the same property conveyed to Douglas W. Rutherford and wife, Dorothy A. Rutherford by deed from J. E. Galbreath, Trustee, of record in Book 4087, page 21, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,050.00

Subscribed and sworn to before me, this the 25th day of February 1970

Affiant: Galen L. Porter

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

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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

Galen L. Porter and wife, Marcia L. Porter,

their *(successors),*

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

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Galen L. Porter and wife, Marcia L. Porter,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 25th *day of* February, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Douglas W. Rutherford
Douglas W. Rutherford

X Dorothy A. Rutherford
Dorothy A. Rutherford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Douglas W. Rutherford and wife, Dorothy A. Rutherford

the within named bargainor...S, 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* 25th *day of* February, *19* 70

Notary Public

Commission expires 8/9/72

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.....

WARRANTY DEED

FROM

Douglas W. Rutherford, et ux

TO

Galen L. Porter, et ux

A 69611

IDENTIF. REFERENCE

FEB 26 12 26 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB26'70	CONV	15,050.00			
FEB26'70	S'TAX		B*	39.00	
FEB26'70	PR'FEE		B*	.50	
FEB26'70	W'DEED		B*	3.00	* 42.50

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.