BOOK 4654 PAGE 457

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. William Rutherford (NAME:)	SAME (NAME:)	
306 Nashville City Bank Bldg (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	34-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	85-88 PW

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

cash in hand paid by J. William Rutherford, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said J. William Rutherford has assumed and agrees to pay the unpaid balance of an original indebtedness of $26,000.00 secured by vendor's lien of record in book 4107, page 706, Register's Office for Davidson County, Tennessee,

This Instrument Was Prepared By
Dewey W. Pedigo (J.H.)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Robert A. Welch and wife, Joyce Welch
----------*have bargained and sold, and by these presents do transfer and convey unto the said* J. William Rutherford, his
----------*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in Davidson County, Tennessee, described as follows:
TRACT NO. 1: Being Lots Nos. 241 and 242 on the unrecorded plan of Shepherd Hills Subdivision, Section VI, described according to an undated survey of Cantrell, Connell and Morrison, Engineers, as follows:
Lot No. 241 is described as follows:
Beginning at a point in the northerly margin of Oakpark Lane, 375 feet west of the southwesterly front corner of Lot No. 245, as shown on the plan of recorded Shepherd Hills Subdivision, Section 4, as of record in Book 2854, page 100, Register's Office thence in a northeastwardly direction along the common line between Lots 241 and 242, 327.8 feet to a point; thence north 52° 34' west 90.4 feet to an iron fence post; thence south 46° 06' west 332.7 feet, along the south boundary of the Clay Miller property, to a concrete monument in the northerly margin of Oakpark Lane; thence southeastwardly, with the margin of Oakpark Lane; 144.4 feet to the point of beginning.
Lot No. 242 is described as follows:
Beginning at a point in the northerly margin of Oakpark Lane, at the corner of Lots 241 and 242; thence with the margin of said Lane, easterly 115 feet to a corner of Lots Nos. 242 and 243; thence with the line between said lots, northeasterly 327.1 feet to a point; thence westerly 115 feet to the common rear corner of Lots 241 and 242; thence with the line between said lots, southerly 327.8 feet to the point of beginning.
TRACT NO. 2: Being Lots Nos. 243 and 244 on the Plan of Section 10, Shepherd Hills, not of record, described as follows:
Lot No. 243 is described as follows:
Beginning in the northerly margin of Oakpark Lane, at the corner of Lots Nos. 243 and 244, Section 10, said point also being 145 feet from the southwesterly corner of Lot No. 245, Section IV, Shepherd Hills, as of record in Book 2854, page 100,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 26000.00
Affiant
Subscribed and sworn to before me, this the 9th day of November 1972
Notary Public
My commission expires: 4/25/76 (Affix Seal)

Register's Office; thence with the line between Lots Nos. 243 and 244, northeasterly 326.4 feet to a point; thence north 52° 34' west 115 feet to the common rear corner of Lots Nos. 242 and 243; thence southwesterly with the line between said Lots, 327.1 feet to the northerly margin of Oakpark Lane; thence southeasterly with said Lane, 115 feet to the beginning.

Lot No. 244 is described as follows:

Beginning in the northerly margin of Oakpark Lane, at the southwesterly corner of Lot No. 245, Shepherd Hills, Section IV, as of record in Book 2854, page 100, Register's Office for said County; thence northerly with the rear line of Lot No. 245, 180 feet to the corner of Los Nos. 245 and 246; continuing with the rear line of Lot No. 246 in a northerly direction 182.2 feet to a post; thence north 52° 34' west 40.04 feet to the common rear corner of Lots Nos. 243 and 244; thence with the line between said Lots, in a southwesterly direction 326.4 feet to the northerly margin of Oakpark Lane; thence with said Lane, in a southeasterly direction, 145 feet to the beginning.

Being the same property conveyed to Robert A. Welch and wife, Joyce Welch, by deed from Henry Jakubauskas and wife, Marie D. Jakubauskas, of record in Book 4579, page 197, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is 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 J. William Rutherford, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* J. William 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, Robert A. Welch and wife, Joyce Welch ..... *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. William Rutherford, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 9th *day of* November, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert A Welch

Joyce Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary Enoey, a Notary Public in and for said County and State, the within named Robert A. Welch and wife, Joyce Welch

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 9th day of November, 1972.

Mary Enoey, Notary Public.

Commission Expires 4/25/76

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 _____.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

2/8249

WARRANTY DEED

FROM

TO

B 8 3 6 0 1

IDENTIF. REFERENCE

Nov 10 10 03 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

NOV 10 72	CONV	46,000.00			
NOV 10 72	S TAX		A*	119.60	
NOV 10 72	PR FEE		A*	.50	
NOV 10 72	W/DEED		A*	8.00	* 128.10