This instrument prepared by:
Bass, Berry & Sims
1000 American Trust Building
Nashville, Tennessee 37201

BOOK 4765 PAGE 868

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
E. R. Rutherford &	~~Same~~	81-15
Barbara A. Rutherford	E. R. Rutherford	279
1511-1511½ 14th Ave. No.	Route 3	Pul
Nashville, Tennessee	Nashville, Tennessee 37218	

FOR AND IN CONSIDERATION of the sum of Five Thousand Three Hundred Fifty ($5,350.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, First American National Bank of Nashville, Trustee, with full power under the Will of Mrs. Gertrude Parrish Kemper, deceased, by virtue of the authority granted to it in said Will, has bargained and sold and by these presents does hereby transfer and convey unto E. R. Rutherford and wife, Barbara A. Rutherford, their ~~his~~ heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 259 on the Map of McGavock, Wetmore, and Others 2nd Addition of record in Book 21, Page 41, Register's Office for said County.
>
> SAID Lot No. 259 fronts 50 feet on the west side of 14th Avenue North and runs back between parallel lines 170 feet to an alley.
>
> Being the same property devised to First American National Bank of Nashville, as Trustee with full power, by the Will of Mrs. Gertrude Parrish Kemper, deceased, whose Will is of record in Will Book 68, Page 474, County Court of Davidson County Tennessee.

This property is located at 1511-1511 1/2 Fourteenth Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title, and interest belonging to the said E. R. Rutherford and wife, Barbara A. Rutherford, their ~~his~~ heirs and assigns forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $5,350.00.

E. R. Rutherford
AFFIANT

Subscribed and sworn to before me, this 14th day of November, 1973.

Lydia K. Burgess
Notary Public

My Commission Expires:

11-7-1974

My Commission Expires May 7, 1974

And First American National Bank of Nashville, as such Trustee in as full and ample a manner as it can and should do under said Will, but no further or otherwise, does covenant with the said E. R. Rutherford and wife, Barbara A. Rutherford that it is, as such Trustee, lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1973 real property taxes which have been prorated and assumed by the Grantee.

And First American National Bank of Nashville, Trustee, as such Trustee in as full and ample a manner as it can and should do under said Will, but no further or otherwise, does further covenant and bind itself, as such Trustee, and its successors in trust, to warrant and forever defend the title to said land to the said E. R. Rutherford and wife, Barbara A. Rutherford against the lawful claims of any and all persons whomsoever.

WITNESS our hands this 13th day of November, 1973, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE,
Trustee under the Will of Mrs. Gertrude
Parrish Kemper

By Brannon Huddleston
VICE PRES. & TRUST OFFICER

ATTEST:

Francis E. Carter III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared [illegible] and [illegible], with whom I am personally acquainted, and who, upon oath acknowledged themselves to be [illegible] of First American National Bank of Nashville, the within named bargainor, a

corporation, and that they as such [illegible],
being authorized so to do, executed the foregoing instrument
for the purpose therein contained, by signing the name of
the corporation by themselves as [illegible].

Witness my hand and seal, at office in Nashville, Tennessee,
this 15th day of November, 1973.

Notary Public

My Commission Expires:

6-30-75

C 3 2 3 4 0

IDENTIF. REFERENCE

Nov 19 2 18 PM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV 1973	CONV	*5,350.00			
NOV 1973	S'TAX		A*	13.78	
NOV 1973	PR'FEE		A*	.50	
NOV 1973	W'DEED		A*	6.00	* 20.28