This instrument prepared by: Andrew D. Tanner, Jackson, Tanner & Reynolds, Attorneys, 507 American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 1830 PAGE 359

G-22/1218-CTIC

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dave Rutland, et ux (NAME)	Dave Rutland, et ux (NAME)	22W00025
919 Benton Avenue (STREET ADDRESS OR ROUTE NUMBER)	2016-10th Avenue, South (STREET ADDRESS)	105-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37204 (CITY) (ZONE) (STATE)	4202 PR

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,*

cash in hand paid and other good and valuable consideration

Narcisco Homero Saavedra and wife Princess P. Saavedra

have this day bargained and sold, and do hereby transfer and convey unto the said Dave Rutland and wife Hazel Rutland, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 1 on the Subdivision of the Sam B. Walker Property, of record in Book 3106, page 134, Register's Office for said County, being part of Lot No. 12 on the Plan of W. L. B. Lawrence Property of record in Book 21, page 148, Register's Office for Davidson County, Tennessee, also shown as Casper Spellman's Lot on the Map of Waverly Place of record in Book 57, page 57, said Register's Office.

Said Lot fronts 50 feet on the southerly side of Benton Avenue and extends back between lines 288.5 feet on the easterly side and 288.7 feet on the westerly side to a dead line in the rear on which it measures 38.2 feet.

Being the same property conveyed to Narcisco Homero Saavedra by deed from L. S. Allen and wife of record in Book 4187, page 27, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 28th day of June 1974

Affiant

My commission expires: My Commission Expires May 8, 1975 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 919 Benton Avenue, Nashville, Tennessee 37204 (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 Dave Rutland and wife Hazel Rutland 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dave Rutland and wife Hazel Rutland, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this twenty-eighth day of June, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Princess P. Saavedra

Narcisco Homero Saavedra

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

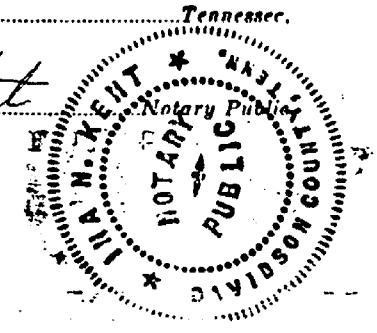
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Narcisco Homero Saavedra and wife Princess P. Saavedra

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 28th day of June, 19 74.

Ina N. Kent
Notary Public

Commission expires My Commission Expires Nov. 8, 1975



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.....

JUL-1[illegible] CONV 22,000.00
JUL-1[illegible] S TAX A* 57.20
JUL-1[illegible] PR FEE A* .50
JUL-1[illegible] WDEED A* 4.00 * 61.70

WARRANTY DEED

FROM
Narcisco Homero Saavedra, et ux

TO
Dave Rutland, et ux

C 6 1 2 1 6

IDENTIF. REFERENCE

JUL 1 12 11 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Rd., Nashville, Tenn. 37204.