BOOK 4990 PAGE 816

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
H. L. BUCHANAN ATTORNEY
300 Hundred Oaks Tower
Nashville, Tennessee 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jo D. Rutherford (NAME)	Jo D. Rutherford (NAME)	map 118-11
5136 Hilson Road (STREET ADDRESS OR ROUTE NUMBER)	5136 Hilson Road (STREET ADDRESS)	parcel 48
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	BH 3205

FOR AND IN CONSIDERATION of the sum of Ten Dollars and----------00/100 ($10.00) *Dollars,*

and other valuable consideration cash and paid the receipt of which is hereby acknowledged.

I, Frances J. Farnsworth

have this day bargained and sold, and do hereby transfer and convey unto the said Jo D. Rutherford and her (successors), heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 38 of block "C" on the plan of Berry Hill Gardens Subdivisions, and of record in Book 1130, Page 36, Register's Office for said County.

Said Lot No. 38 fronts 78.5 feet on the westerly side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Frances J. Brown (now Frances J. Farnsworth), by deed from James Taylor Smith and wife, Mary Dixie Pinnell Smith, of record in Book 1516, Page 373, said Register's Office Davidson County, Tennessee.

And being the same property conveyed to Mrs. Frances J. Farnsworth by Chancery Court decree of record in Book 198, Page 275, Chancery Court of Davidson County sitting in Nashville, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $26,800.00

Subscribed and sworn to before me, this the 26th day of September 1975

Affiant

My commission expires: 1-30-79
(Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 2831 Bransford Avenue, 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 Jo D. Rutherford and her (successors), *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* Myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jo D. Rutherford and her (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 26 *day of* September, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frances J. Farnsworth

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Elinor G. Stewart, a Notary Public in and for said County and State, Mrs. Frances J. Farnsworth

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee this 26th day of September, 1975.

Elinor G. Stewart Notary Public

Commission expires 1-30-79

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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.....

JAN22'76	CONV	26,800.00			
JAN22'76	S'TAX		B*	69.68	
JAN22'76	PR'FEE		B*	.50	
JAN22'76	W'DEED		B*	4.00	* 74.18

WARRANTY DEED
FROM
FRANCES J. FARNSWORTH
TO
JO D. RUTHERFORD

2831 BRANSFORD AVENUE

D 33184

IDENTIFICATION

JAN 22 3 43 PM '76

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

Compliments of

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