BOOK 5061 PAGE 973

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 1976

Notary Public

MY COMMISSION EXPIRES May 30, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Duling, III (NAME)	Guaranty Mortgage Company Division (NAME)	146-2
856 Tyne Blvd. (STREET ADDRESS OR ROUTE NUMBER)	10th Floor, First American Center (STREET ADDRESS)	11 Field Book No.
Nashville, Tn. 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	OH-11342

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David C. Rutherford and wife, Linda R. Rutherford

DCR LRR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert Duling, III and wife, Judi P. Duling

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING in the 7th, formerly the 11th Civil District of said County and State, being part of the John Overton Property, as of record in Book 421, page 160, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 16, 1948 as follows:

BEGINNING on the northerly margin of Lealand Section of Tyne Boulevard at the southwest corner of the property conveyed to Susan Anderson Cheek by deed from John H. Cheek and wife, of record in Book 1157, page 657, Register's Office for said County; thence with said Cheek's Westerly line northwardly 544.5 feet; thence north 89 deg. 44' west 332.73 feet to the easterly margin of a 30 foot lane; thence with same south 2 deg. 20' 40" west 544.86 feet to the northerly marginof said Tyne Boulevard; thence with the same south 89deg. 44' 35" east 355.02 feet to the beginning.

BEING the same property conveyed to David C. Rutherford and wife, Linda R. Rutherford by deed from Duncan M. Fort, Jr. and wife, as of record in Book 4198, page 583, said Register's Office, the said parties having since divorced.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 856 Tyne Blvd. Nashville, Tn. 37220
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of August, 19 76

David C. Rutherford

Linda R. Rutherford

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David C. Rutherford and wife, Linda R. Rutherford

the 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 6th day of August, 1976

Commission expires May 30, 1979

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
DAVID C. RUTHERFORD and LINDA R. RUTHERFORD

TO
ALBERT DULING, III and wife

D 64858

IDENTIF. REFERENCE

AUG 25 12 55 PM '76

FELIX Z. ALCON REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

FILE: GEORGE E. MUDTER, JR., ATTY.

AUG25'76	CONV	90,000.00			
AUG25'76	CONV	20,000.00			
AUG25'76	S'TAX		B*	286.00	
AUG25'76	PR'FEE		B*	.50	
AUG25'76	W'DEED		B*	4.00	* 290.50