This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

GUS RICHARDS, ET. UX.

TO

E. R. RUTHERFORD, ET. UX.

For draftsman's use

THIS INSTRUMENT PREPARED BY:

SAMUEL B. SCHLANGER
ATTORNEY AT LAW
4220 NOLENSVILLE ROAD
NASHVILLE, TENNESSEE 37211

BOOK 5134 PAGE 387

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E.R.Rutherford (NAME)	Same (NAME)	Map 69-7
109 Miller Plaza (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 19
Ashland City, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

MAIL

D97909

(FOR REGISTER'S USE)

IDENTIF. REFERENCE 1

APR 8 2 23 PM '77

REGISTER DAVIDSON CO., TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 10,000.00 E. R. Rutherford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 19 77.

Notary Public

MY COMMISSION EXPIRES: 2/1/80

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of TEN ($10.00) DOLLARS

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations the receipt of which is hereby acknowledged,

APR-8??	CONV	10,000.00		
APR-8??	S'TAX		B* 26.00	
APR-8??	PR'FEE		B* .50	
APR-8??	W'DEED		B* 6.00	* 32.50

We, Gus Richards, Jr., and wife, Rebecca Richards have bargained and sold, and by these presents do transfer and convey unto the said grantees, E. R. Rutherford and wife, Barbara R. Rutherford their 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 the 13th formerly the 23rd, Civil District of said County and State, described as follows:

TRACT NO. 1: Beginning at the southeast corner of a tract of land conveyed to Mrs. Emma G. Walkup by deed from Isaac B. Spann, of record in book 496, page 560, Register's Office for said County; thence north 62° east 33.56 poles to a stone in J. K. Sewell's west boundary; thence with said boundary, north 1° west 63.6 poles to the center of White's Creek and with the same, north 71° west 20 poles; thence north 80° west 48 poles; thence north 74°

west 12 poles; thence north 42° west 12 poles; thence north 87° west 4 poles to a stake, the northeast corner of the west portion of said tract; thence south 31° east 122 poles to the beginning, containing 28.72 acres, more or less. There is excluded from this tract a small tract in the pasture field where there are four adult graves and one child's grave, it being our intention and purpose not to sell the land actually used and occupied by said graves, neither do we reserve the privilege of access to and from said graves, it being our purpose not to use this tract further as a burying place for our people.

TRACT NO. 2: All our right, title and interest in and to a certain road running through the George W. Abernathy place, located in the 13th, formerly the 23rd, Civil District of said County, and bounded as follows: Beginning at Felix Abernathy's southeast corner at R. S. Dale's line and running with R. S. Dale's line, south 10 feet to Geo. W. Abernathy's line; thence with his line west to center of Hydes Ferry Pike; thence with said Pike, north 10 feet to W. H. Cato line; thence with Cato's line and Felix Abernathy's line east to the beginning.

Including but excluding from the above described property is a tract containing 20.8 acres, more or less, conveyed to L. H. Jordan, by deed from Georgia Mai Richards, Et. Al., of record in book 2546, page 559, Register's Office for said County.

Being the same property conveyed to Gus Richards, Jr. by deed from Bobby Earl Richards, et. al., as of record in book 4132, page 781, Register's Office for said County.

Grantees assume 1977 real property taxes.

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. R. Rutherford and wife, Barbara R. Rutherford, their _____ heirs and assigns, forever.

And we do covenant with the said E. R. Rutherford and wife, Barbara R. 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, except for 1977 real property taxes.

And we, Gus Richards, Jr. and wife, Rebecca Richards do further covenant and bind ourselves, our _____ heirs and representatives, to warrant and forever defend the title to the said land to the said E. R. Rutherford and wife, Barbara R. Rutherford heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 7 day of April, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Rebecca Richards

X Gus Richards, Jr.

Form No. WD3b

BOOK 5134 PAGE 389

STATE OF TENNESSEE
Davidson County.

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 _____, Tennessee, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gus Richards, Jr. and wife, Rebecca Richards

_____

_____

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 White Creek Tennessee, this 7 day of April, 19 77

Sam E. Kilgore, Notary Public

Commission Expires 5-13-79

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 _____.