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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Michael J. Sexton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 1978

Deborah B. Kinzer
Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 7, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Raymond H. Darrow, Attorney, 18th Floor, 3rd National Bank Bldg.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Sexton (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 94-2
2308 Kimberly Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 176 & 6
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, James W. Rutherford and Catherine B. Rutherford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Sexton and wife, Dorothy A. Sexton

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:

Land in Davidson County, Tennessee, being Lot No. 113 in the Electric Car Company's 40 acres of land, called The United Electric Ry. Plan as of record in Book No. 161, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 113 fronts 50 feet on the north side of Ashworth, now Eastside and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to James W. Rutherford and Catherine B. Rutherford by deed from Mary Bandy of record in Book 5335, Page 582, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1903 Eastside Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37206 (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 hand s this 20th day of September, 19 78

James W. Rutherford James W. Rutherford

Catherine B. Rutherford Catherine B. Rutherford

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jeannie Gleaves, a Notary Public in and for said County and State, the within named James W. Rutherford and Catherine B. 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 20th day of September 1978

Commission expires 4/18/82

Jeannie Gleaves
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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

$17,000.00 113328-0

WARRANTY DEED

FROM James W. Rutherford and Catherine B. Rutherford

TO Michael J. Sexton et ux

E 94888.

IDENTIF. REFERENCE

Oct 17 4 02 PM '78

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 17 78	CONV	17,000.00			
OCT 17 78	S'TAX		B*	44.20	
OCT 17 78	PR'FEE		B*	.50	
OCT 17 78	W'DEED		B*	4.00	* 48.70