ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Otis C. Rutherford, et ux (NAME)	Mercantile Mortgage Company (NAME)	91-2
5900 California Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	343
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP CODE)	1DW-34300

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WARRANTY DEED

For and in consideration of the sum of Ten Dollars & NO/100 ($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.

DEC18	CONV	21,500.00			
DEC18 S'TAX			B*	55.90	
DEC18 PR'FEE			B*	.50	
DEC18	W'DEED		B*	4.00	* 60.40

We Ed Groves and L. Bruce Stittsworth

have bargained and sold, and by these presents do transfer and convey unto the said Otis C. Rutherford and wife, Norma L. Rutherford

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 of Block No. 18 on the Cherokee Park Subdivision, a plan of said subdivision is of record in Book 161, Page, 75, Register's Office for said County, which plan shows the location of the Streets, but does now show Block No. 18, According to an unrecorded plan of Block 18, said Lot. No. 1 is described as follows:

Beginning at the northwest corner of California Avenue and 58th Avenue North, formerly 17th Street; thence with the northerly margin of California Avenue, westwardly 92 feet to the corner of Lots Nos. 1 and 3; thence northwardly with the dividing line between lots Nos. 1 and 3, 117.9 feet, more or less, to the westerly margin of 58th Avenue North; thence with said Avenue southwardly 150 feet, more or less to the beginning.

Being the same property conveyed to Ed Groves and L. Bruce Stittsworth by deed from Aileen Neukom of record in Book 5344, Page 793, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 5900 (House Number) California Avenue (Street)
Nashville, Tennessee (City or Town) 37209 (Zip Code)
(P. O. Address)

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.

Whenever 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 15th day of December, 1978

Ed Groves

L. Bruce Stittsworth

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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 Ed Groves L. Bruce Stittsworth

the 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 5th day of December, 1978.

My commission expires 7-30-80 Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ed Groves

Sworn to and subscribed before me this 5th day of December, 1978.

My commission expires 7-30-80 Notary Public

This instrument was prepared by:

Rick M. Johnson, Attorney 1112 Parkway Towers Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM

TO

F 0 5 5 4 9

IDENTIF. REFERENCE

Dec 18 9 58 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219