THIS INSTRUMENT PREPARED BY: Robert L. Trentham, Attorney
24th Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5436 PAGE 5

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOLDER & NORTHERN COMPANIES, INC. (NAME:)	Same (NAME:)	91/2
5705 New York Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	243
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	12W-24300

For and in Consideration of the sum of Two Thousand Dollars ($2,000.00) ---------- *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged, including Buyer's agreement to assume the balance of Seller's first mortgage held by Mercantile Mortgage Company as evidenced by a Deed of Trust of record in Book 5375, Page 996, Register's Office of Davidson County, Tennessee,

OTIS C. RUTHERFORD and wife, NORMA L. RUTHERFORD

have bargained and sold, and by these presents do transfer and convey unto the said HOLDER & NORTHERN COMPANIES, INC., its successors *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. 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 not 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 Otis C. Rutherford and wife, Norma L. Rutherford by deed from Ed Groves and L. Bruce Stittsworth as of record in Book 5375, page 994, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,403.89

Affiant

Subscribed and sworn to before me, this the 14th day of May, 1979

Notary Public

My commission expires 11-13-79 (Affix Seal)

ROBERT L. TRENTHAM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

2936 05/ CHECK

BOOK 5436 PAGE 6

F-29447

IDENTIF. REFERENCE

MAY 15 3 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

5-15-79 6934. ck.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HOLDER & NORTHERN COMPANIES, INC., its successors *and assigns, forever.*

And we *do covenant with the said* HOLDER & NORTHERN COMPANIES, INC. *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 Deed of Trust in Book 5375, Page 996, Register's Office of Davidson County, Tennessee.

And OTIS C. RUTHERFORD and wife, NORMA L. RUTHERFORD *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* HOLDER & NORTHERN COMPANIES, INC., its successors *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 14th *day of* May, *19* 79, ***the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.***

Otis C. Rutherford
Otis C. Rutherford

Norma L. Rutherford
Norma L. Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ROBERT L TRENTHAM, *a Notary Public in and for said County and State, the within named* OTIS C. RUTHERFORD and wife, NORMA L. 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* 14th *day of* May, *19* 79.

Robert L Trentham, *Notary Public.*

Commission Expires 11-13-79

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF .....
COUNTY OF .....

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 ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....

WARRANTY DEED

FROM

OTIS C. RUTHERFORD and wife,
NORMA L. RUTHERFORD

TO

HOLDER & NORTHERN COMPANIES,
INC.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5436 PAGE 9

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

23403.89- CO
60.84 CO TX
.50 PRFEE
8.00 TDEED
VD 8.00- TDEED
8.00 WDEED
CHECK 69.34-
2936A05/15/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 29447

IDENTIF. REFERENCE

MAY 15 3 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 684070