This Instrument Prepared By:
DAVID B. HERBERT
Bass, Berry & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5517 PAGE 676

WARRANTY DEED

REAU E. FOLK, JR. FORM 238

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-3-84	Jean T. Rutherford	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 022002-6
25W-09790	100 53rd Avenue, North	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

10/23 11:22 AM 79-24-0 CHECK

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Donald Earl Beatty and wife, Edna Pollack Beatty
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jean T. Rutherford, unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Dickens Subdivision, as of record in Book 3300, page 24, Register's Office for said County.

BEGINNING at a point in the easterly margin of 53rd Avenue, North, the same being a common corner of Lots Nos. 6 and 7; thence with the dividing line between Lots Nos. 6 and 7, eastwardly 131 feet to a point; thence with the dividing line between Lots 5 and 6, southwardly 66 feet to a monument in the northerly margin of Wyoming Avenue; thence with said margin of Wyoming Avenue, wesrwardly 111.2 feet to a monument; thence to the right around a curve, 31.3 feet to a monument in the easterly margin of 53rd Avenue, North; thence with said margin, northwardly 46.2 feet to the point of beginning.

Being the same property conveyed to Donald Earl Beatty and wife, Edna Pollack Beatty, by deed from John U. Wilson and wife, Louise Wilson, as of record in Book 3458, page 405, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3401, Page 37, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of October, 19 79

Donald Earl Beatty
Donald Earl Beatty

Edna Pollack Beatty
Edna Pollack Beatty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Donald Earl Beatty and wife, Edna Pollack Beatty

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, the 18th day of October, 19 79.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 44,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 19 79

MY COMMISSION EXPIRES 7-27-81 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

Donald Earl Beatty
Edna Pollack Beatty

TO

Jean T. Rutherford

F. 58945

T

IDENTIF. REFERENCE

OCT 22 3 10 PM '79

FELIX A. WILL... REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4.50 .00- CO	
			116.74 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	123.24-
0238A10/22/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 8 9 4 5

IDENTIF. REFERENCE

OCT 22 3 10 PM '79

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

No. 720287