This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5591 PAGE 421

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Allan Smith and wife, Martha A. Smith	First Tennessee Bank N. A. Memphis	115-3-45
(NAME)	(NAME)	
744 Bresslyn Road	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by John Allan Smith and wife, Martha A. Smith and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Elizabeth M. Rutherford, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said John Allan Smith and wife, Martha A. Smith

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 179 on the Plan of Brook Meade Section V, as of record in Book 2133, page 102, Register's Office of Davidson County, Tennessee.
Said Lot No. 179 fronts 118 on the north side of Bresslyn Road, and runs back between lines 417.2 feet on the west line and 544 feet on the east line to a dead line in the rear on which it measures 175 feet.

Being the same property conveyed to Samuel J. Rutherford and wife, Elizabeth M. Rutherford by deed from Wilbur C. Sensing, Jr., of record in Book 2452, page 5, Register's Office for said County, the said Samuel J. Rutherford having since died.

This conveyance is subject to a 10-foot easement for public utilities, a 60-foot setback line from Bresslyn Road, as shown on the plan of record in Book 2133, page 102, said Register's Office; and an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by S. J. Rutherford and wife, of record in Book 4365, page 528, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,500.00

Subscribed and sworn to before me, this the 16 day of April 19 80

My commission expires: 4-18-82
(Affix Seal)

Affiant: X John Allan Smith

Notary Public

APR 17 10 51 AM DAVID

This is improved (X) unimproved ( ) property, known as 744 Bresslyn Road, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 14th *day of* April, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elizabeth M. Rutherford

Samuel J. Rutherford, Jr.

Elizabeth M. Rutherford, by her attorney-in-fact Samuel J. Rutherford, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....
.....
.....
the within named 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 }

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 1980, before me, _____, Mary Ensley, a Notary Public in and for said County and State, personally appeared Samuel J. Rutherford, Jr., to me known to be the person who executed the foregoing instrument in behalf of Elizabeth M. Rutherford and acknowledged that he executed the same as the free act and deed of said Elizabeth M. Rutherford.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 1980.

Mary Ensley
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE STATE

CHICAGO TITLE INS. CO. 23816
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Elizabeth M. Rutherford

TO
John Allan Smith and wife,
Martha A. Smith

F. 85283

IDENTIF. REFERENCE

APR 17 8 27 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

04/17 156.00- CHECK

3806

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK 5591 PAGE 423~~

FOR

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

57500.00- CO
149.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 156.00-
3806A04/17/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.852283

IDENTIFICATION REFERENCE

APR 17 8 27 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 752697