FORM NO. WD-1

BOOK 5837 PAGE 551

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 1982

Notary Public

MY COMMISSION EXPIRES: July 21, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, 2108 Parkway Towers, Nashville, Tennessee 37219
Attorney-at-Law NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph H. Rutherford and Melinda Rutherford Fleming (NAME)	Joseph H. Rutherford & Melinda Rutherford Fleming (NAME)	
1618 ½ 6th Avenue (STREET ADDRESS OR ROUTE NUMBER)	910 Shelby Avenue (STREET ADDRESS)	81-8-500
Nashville, Tennessee 37208 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (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~~ I, John L. Walton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph H. Rutherford and Melinda Rutherford Fleming

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:

Being the north ½ of Lot No. 145 on the Map of North Nashville Real Estate Company's Plan of Lots, of record in Book 21, page 105, Register's Office for said County. Said part of said Lot. No. 145 fronts 25 feet on the easterly side of 6th Avenue, North, and runs back between lines 182 feet 6 inches on the north line and 182 feet 3 inches more or less on the south line, to an alley on which it measures 25 feet.

Being the same property conveyed to John T. Walton, an unmarried man, by deed from Clarence Preston and wife, Bertha Preston, as of record in Book 4091, page 810, Register's Office, Davidson County, Tennessee.

This is { unimproved ( ) / improved (X) } property, known as 1618 ½ (House Number) Sixth Avenue, North (Street) Nashville, Tenn. (P. O. Address) 37208 (City or Town) (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 my hand this 5th day of January, 1982

John T. Walton by Ronald K. Nevin, Conservator

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald K. Nevin, Conservator for John T. Walton

the bargainor, , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 19 82

Commission expires July 21, 1984

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

WARRANTY DEED

FROM

John L. Walton

TO

Joseph H. Rutherford and

Melinda Rutherford Fleming

G. 7 4 1 2 0

IDENTIF. T REFERENCE

JAN 5 10 39 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5837 PAGE 553

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			1600.00- CO	
			4.16 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	10.66-
5773A01/05/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 4 1 2 0

IDENTIF. REFERENCE

JAN 5 10 40 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860576