H 14558

IDENTIF. REFERENCE

Oct 28 10 10 AM '82

FELIX Z. ... REGISTER
DAVIDSON ... TN

BOOK 5956 PAGE 164 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Thomas H. Rutherford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 82

John V. Adams
Notary Public

MY COMMISSION EXPIRES 1-22-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thomas H. Rutherford et ux (NAME)	Citicorp Homeowners, Inc. (NAME)	103-3
100 53rd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	84
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	25W-9790

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, Jean T. Rutherford, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas H. Rutherford and wife, Martha Stoney Rutherford,

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:

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

SAID Lot No. 6, which is a corner lot, fronts 111.2 feet on the northerly margin of Wyoming Avenue and fronts 46.2 feet on the easterly margin of 53rd Avenue North, said frontages being joined by a curve having a length of 31.3 feet, and extends back 131 feet on the northerly line and 66 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Jean T. Rutherford by deed from Donald Earl Beatty and wife, Edna Pollack Beatty of record in Book 5517, page 676, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 3401, page 37, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Mercantile Mortgage Company of record in Book 5517, page 679, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.
*SEE BACK.

This is unimproved ( ) improved (X) property, known as 100 53rd Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P O Address) (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 27th day of October, 19 82

JEAN T. RUTHERFORD

BY: Thomas Kelly Derryberry
Thomas Kelly Derryberry,
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

BOOK 5956 PAGE 165

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
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
JEAN T. RUTHERFORD

TO
THOMAS H. RUTHERFORD ET UX

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

*This instrument is executed by Thomas Kelly Derryberry on behalf of Jean T. Rutherford as her Attorney-In-Fact pursuant to a Power of Attorney being recorded immediately prior to the recording hereof.

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 Thomas Kelly Derryberry, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Jean T. Rutherford as her Attorney-In-Fact, as the free act and deed of the within named Jean T. Rutherford. Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 1982.

John W. Adams
Notary Public

My Commission Expires: 1-22-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5956 PAGE 166

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
			470.00- CO	
			[illegible] CO TX	
			.50 PRFE	
			6.00 MISC	
			CHECK 123.70-	
			6403A10/28/82 CAL .2	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I 4 5 5 8

IDENTIF. REFERENCE

OCT 28 10 10 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 907064