6012

FORM NO. WD-1

BOOK 6310 PAGE 849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 1984.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ELIABETH M. MCDOW, ATTORNEY 230 4TH AVENUE NORTH NASHVILLE, TN. 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN HARTON NEIL (NAME)	METROPOLITAN FEDERAL SAVINGS & LOAN (NAME)	24W 12015
2005 BEECHWOOD AVE. (STREET ADDRESS OR ROUTE NUMBER)	230 4th AVENUE NORTH (STREET ADDRESS)	104-16-229
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (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, Samuel K. Rutherford, Jr. and wife, Clela M. Rutherford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Harton Neil, unmarried

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. 12 on the Plan of the Subdivision of the Estate of Daniel McIntyre, Sr., Deceased, as of record in Plat Book 3, page 30, Chancery Court at Nashville, Tennessee, of which plan reference is hereby given for a more complete description.

Being the same property conveyed to Samuel K. Rutherford, Jr., and wife, Clela M. Rutherford by deed from Wilfred Massey and wife, Marinola Massey, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1129, page 363, said Register's Office and Plan of Record in Book 3, page 30, said CHancery Court showing an owner's certificate, a 55 foot minimum building setback line from Beechwood Avenue and a 10 foot easement for public utilities.

IDENTIF. REFERENCE

JUN 7 12 03 PM '84

REGISTER

12.75.70

This is unimproved ( ) improved ( ) property, known as 2005 Beechwood Avenue Nashville Tn.
(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 our hand s this 29th day of May, 1984

X Samuel K Rutherford, Jr. X Clela M Rutherford

06/07 153.40-

13133

STATE OF TENNESSEE
Davidson County

BOOK 6310 PAGE 850

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel K. Rutherford, Jr. and Clela M. Rutherford

the bargainor, 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 29th day of May 19 84

Commission expires November 1, 1987

Wanda Tutts
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

RETURN TO: METROPOLITAN FEDERAL
230 4th Ave.
21081 423-9

WARRANTY DEED

FROM

SAMUEL K. RUTHERFORD

TO

JOHN HARTON NEIL

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6310 PAGE 851

FOR

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

56500.00- CAMT.
146.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 153.40-
3133A06/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 7 5 7 0

IDENTIF. REFERENCE

JUN 7 12 03 PM '84

FILED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN

No. 0043390