B44

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Joseph H. Rutherford, et ux, et al

TO

B & J PROPERTIES, a partnership

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tennessee 37216

BOOK 6501 PAGE 231

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & J PROPERTIES (NAME)	SAME (NAME)	18W-13985
P.O. Box 150225 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	94-1-60
Nashville Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I 8 6 0 0 3

T. IDENTIF. REFERENCE

FEB 28 12 55 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 1985

Notary Public

MY COMMISSION EXPIRES: 4-20-1986

(AFFIX SEAL)

For and in Consideration of the sum of Thirteen Thousand Five Hundred---
--------($13,500.00)--------
DOLLARS

of which amount $12,350.76 has been paid in cash and under a contract of sale heretofore entered into by the parties and for the balance of $1,149.24 the grantees assume and agree to pay the balance of a first mortgage secured by Installment Deed of record in Book 5394, page 891, Register's Office for Davidson County, Tennessee.

we, Joseph H. Rutherford and wife, Mary Della Rutherford, Melinda Rutherford Fleming and husband Lance Fleming

have bargained and sold, and by these presents do transfer and convey unto the said B & J Properties, a partnership composed of Jackie W. Brassfield and Billy G. McElhaney,

their successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 34 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, and part of the southerly 1/2 of East Side Avenue, now closed by City Ordinance No. 62-279 dated January 31, 1964.

Said Lot No. 34 and the southerly 1/2 of East Side Avenue front together 75 feet on the westerly side of South 12th Street and run back between parallel lines with the center line of East Side Avenue, now closed, 161 feet to an alley.

Being the same property conveyed to Joseph H. Rutherford and Melinda Rutherford, now Melinda Rutherford Fleming, by deed from Lucille Clark Hardaway, a widow, of record in Book 5394, page 891, Register's Office for Davidson County, Tennessee.

Taxes for 1984 and 1985 are assumed by the purchaser and all taxes from 1981 through 1983 are to be paid by purchaser, if any.

02/28 4:55

4713

BOOK 6501 PAGE 232

WD-2

This is { unimproved ( ) / improved (X) } property, known as 600 So. 12th Street, Nashville, Tenn. 37206
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B & J PROPERTIES, a partnership composed of Jackie W. Brassfield and Billy G. McElhaney, their successors ~~heirs~~ and assigns, forever.

And we do covenant with the said B & J PROPERTIES 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. except first mortgage as hereinbefore stated

And we, Joseph H. Rutherford and wife Mary Della Rutherford, and ~~Melinda Fleming and husband Lance Fleming~~ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said B & J PROPERTIES, a partnership composed of Jackie W. Brassfield and Billy G. McElhaney, their successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 22nd day of February, 1985

Joseph H Rutherford
Mary Della Rutherford
Melinda K. Fleming
Lance Fleming

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Joseph H. Rutherford, Mary Della Rutherford, Melinda Fleming and Lance Fleming

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 22nd day of Feb., 1985

Edna S. Woods, Notary Public.

Commission expires 4-20-1986

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 .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6501 PAGE 233

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

13500.00- CAMT.
36.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 41.60-
4713A02/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 0 0 3

IDENTIF. REFERENCE

FEB 28 12 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112011