THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
P. O. Box 2868
Nashville, Tennessee 37219

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WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL #:
William D. Nally, et ux 2831 Bransford Avenue Nashville, Tenn. 37204	Same	Map 118-11 Parcel 48

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JO D. RUTHERFORD, have bargained and sold and by these presents do transfer and convey unto the said WILLIAM D. NALLY and wife, SUSAN W. NALLY, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 of Block "C", on the Plan of Berry Hill Gardens Subdivision, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 78.5 feet on the westerly side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Jo D. Rutherford by Deed from Frances J. Farnsworth, of record in Book 4990, page 816, Register's Office for Davidson County, Tennessee.

This is improved real property known as 2831 Bransford Avenue, Nashville, Tennessee 37204.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said WILLIAM D. NALLY and SUSAN W. NALLY, their heirs and assigns forever.

I do covenant with the said WILLIAM D. NALLY and SUSAN W. NALLY, that I am lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as herein set forth.

This conveyance is subject to:

1. Real property taxes for 1986 which are prorated to date of closing and assumed by the Grantees.

2. Rights of the parties in possession.

3. Matters set forth on the Plan of record of Berry Hill Gardens Subdivision of record in Book 1130, page 36, Register's Office of Davidson County, Tennessee.

And I further covenant and bind myself and my heirs and representatives to warrant and forever defend the title to said land to the said WILLIAM D. NALLY and SUSAN W. NALLY, their heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantor has never used the herein described premises as a place of residence.

Witness my hand this 1 day of May, 1986.

JO D. RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me [illegible], a Notary Public in and for said County and State, the within named JO D. RUTHERFORD, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of May, 1986.

NOTARY PUBLIC

My Commission Expires: 7/18/87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

WILLIAM D. NALLY

Subscribed and sworn to before me this 1st day of May, 1986.

NOTARY PUBLIC

My Commission Expires: 7/18/87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

96890

IDENTIFICATION REFERENCE

MAY 1 2 18 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

70000.00- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 180.50-
9434405/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96890

IDENTIFICATION REFERENCE

MAY 1 2 18 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243374