file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Samuel J. Rutherford
104 Jamesborough Court
Nashville, TN. 37215

MORTGAGEE:
Bailey Mortgage Company

162 East Amite Street
Jackson, MS. 39201

MAP-PARCEL NUMBERS:
131-07-A-5-CO
16DA-40101

WARRANTY DEED

BOOK 6999 PAGE 250

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Crockett Company, also known as Joe Vaulx Crockett, III, a sole proprietorship, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Samuel J. Rutherford and wife, Mary Lee Rutherford hereinafter called the Grantee, Grantee's 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. 5 on the plan of Hillsborough Place, Phase 2 & 3, of record in Book 5200, page 160, Register's Office for said County.

SAID Lot No. 5 fronts 60.07 feet on the northerly margin of Jamesborough Court and extends back 114.97 feet on the easterly line and 96.74 feet on the westerly line to a broken line in the rear, measuring 83.31 feet thereon.

Being the same property conveyed to The Crockett Company by deed from James C. McCanless and wife, Barbara Jean Little McCanless of record in Book 6669, page 924, Register's Office for Davidson County, Tennessee, said Deed was executed by James C. McCanless, Jr., as attorney-in-fact for James C. McCanless and wife, Barbara Jean McCanless, pursuant to instrument entitled joint powers of attorney of record in Book 5244, page 767, said Register's Office.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5151, page 50, Book 5240, page 165, Book 5292, page 134, as amended in Book 5332, page 212, Book 5243, page 928, ~~book 5342, page 828,~~ said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 104 Jamesborough Court, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of October, 19 86.

4916 7 IDENTIFICATION REFERENCE

Oct 3 10 33 AM 86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

The Crockett Company
By: [signature]
Joe Vaulx Crockett, III, sole proprietor

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of October, 1986, before me personally appeared Joe Vaulx Crockett, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

[signature]
Notary Public

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-24-88

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6999 PAGE 251

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 179,000.00.

Samuel J Rutherford Jr
Affiant

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

My Commission Expires: 10-24-88

_____
Notary Public

CHRISTY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
The Crockett Company

to:
Samuel J. Rutherford and wife, Mary Lee Rutherford

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6999 PAGE 252

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

179000.00- CONT.
501.20 CSTAX
.50 PRFE
6.00 WDED
CHECK 507.70-
9243A10/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4911677

IDENTIFICATION REFERENCE

OCT 3 10 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302573