WARRANTY DEED

BOOK 7775 PAGE 302

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Carl H. Vereen
Affiant

Subscribed and sworn to before me, this 2nd day of February, 1989

Maxine Stubblefield
Notary Public

My Commission Expires: 3/11/91

THIS INSTRUMENT WAS PREPARED BY

Robert Spann, Attorney First American Center, Nashville, TN 37238-0667
Name Address

Address New Owner(s):	Send Tax Bills To:
Carl H. Vereen, et al (Name)	Same (Name)
12 Foxhall Close (Street Address or Route #)	(Street Address)
Nashville, Tennessee 37215 (City) (State) (Zip)	(City) (State) (Zip)
#083-05-0 448.00 Map - Parcel Numbers	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, a portion of which is evidenced by a Deed of Trust to be recorded simultaneously herewith, and for which a lien is expressly retained on the land herein conveyed, we, FRANK D. RUTHERFORD, JEANNE R. DEMARCO, J. VAULX CROCKETT, JR., J. VAULX CROCKETT, III, KATHERYN RUTHERFORD CROCKETT DUNN, MARY MARGARET CROCKETT SHELTON, DAVID C. RUTHERFORD AND AMY ELIZABETH RUTHERFORD, hereinafter called the grantors, have bargained and sold and by the presents do transfer and convey unto CARL H. VEREEN and wife, EMASUE VEREEN, ORVILLE VEREEN and wife, JOAN VEREEN, and ROBERTA M. WASSEL, 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:

See Exhibit "A", attached.

This is improved (X)
unimproved ( ) property known as 519 + 521 Gallatin Rd, Nashville, TN.

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 siezed 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.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 16th day of February, 1989.

Frank D. Rutherford
FRANK D. RUTHERFORD

Jeanne R. DeMarco
JEANNE R. DEMARCO

J. Vaulx Crockett Jr.
J. VAULX CROCKETT, JR.

J. Vaulx Crockett III
J. VAULX CROCKETT, III

Kathryn Rutherford Crockett Dunn
KATHERYN RUTHERFORD CROCKETT DUNN

Mary Margaret Crockett Shelton
MARY MARGARET CROCKETT SHELTON

David C. Rutherford
DAVID C. RUTHERFORD

Amy Elizabeth Rutherford
AMY ELIZABETH RUTHERFORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK D. RUTHERFORD, the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of February, 1989.

NOTARY PUBLIC

My Commission Expires: 5-20-92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNE R. DEMARCO, the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of February, 1989.

NOTARY PUBLIC

My Commission Expires: 5-20-92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. VAULX CROCKETT, JR., the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of February, 1989.

Marion Stubblefield
NOTARY PUBLIC

My Commission Expires: 3/11/91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. VAULX CROCKETT, III, the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of February, 1989.

Joy Webb
NOTARY PUBLIC

My Commission Expires: 11-10-91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERYN RUTHERFORD CROCKETT DUNN, the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of February, 1989.

Tammy Moore Hill
NOTARY PUBLIC

My Commission Expires: 11-25-90

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY MARGARET CROCKETT SHELTON, the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of Feb., 1989.

Ruth Daitter
NOTARY PUBLIC

My Commission Expires: 6/24/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID C. RUTHERFORD, the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of February, 1989.

Illegible
NOTARY PUBLIC

My Commission Expires: 5/11/91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY ELIZABETH RUTHERFORD, the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of February, 1989.

Illegible
NOTARY PUBLIC

My Commission Expires: 11-10-91

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 12 and the westerly 106.5 feet of Lot No. 13 on the Plan of the Subdivision of the Calvin Davis Lot, part of Block "B" in the F. O. Beazley's Plan of Lots, as of record in Book 57, page 85, Register's Office for Davidson County, Tennessee, and also being Parcels 212 and 448 on Tax Map 83-5 and being more particularly described according to a survey by Ragan-Smith-Murphy and Associates, Inc., dated January 27, 1989, as follows:

Beginning at a drilled hole in concrete sidewalk at the intersection of the easterly right-of-way line of Gallatin Pike, U.S. 31-E, and the southerly right-of-way line of Stratton Avenue;

Thence with the southerly right-of-way line of Stratton Avenue, S 80 deg. 40' 02" E, passing the common corner of Lots 12 and 13 at 100 feet, a total of 206.50 feet to an iron pin set at the back edge of contrete sidewalk being the northwesterly corner of a 75-foot wide lot conveyed to Joseph H. Rutherford and wife, Mary Call Rutherford, by deed recorded in Book 6298, page 863 and Book 6398, page 200, Register's Office for Davidson County, Tennessee;

Thence with the westerly line of said lot S 8 deg. 57' 17" W 160.00 feet to an iron pin set on the northerly right-of-way of Alley No. 727;

Thence with the northerly right-of-way line of Alley No. 727, N 80 deg. 40' 02" W 241.08 feet to an iron pin set on the easterly right-of-way line of Gallatin Pike;

Thence with the easterly right-of-way line of Gallatin Pike N 21 deg. 10' 00" E 163.47 feet to the point of beginning and containing 35,806 square feet or 0.822 of an acre.

Being the same property conveyed to C. H. Rutherford by deed from H. J. Grimes and wife, Dora B. Grimes, of record in Book 621, page 628, Register's Office for Davidson County, Tennessee, the said C. H. Rutherford having been predeceased by his wife, Clyde Wheeler Rutherford, on June 29, 1935; the said C. H. Rutherford, Sr. having since died and devised said property to Charles H. Rutherford, Jr. by Will of record in Will Book 68, page 264, Probate Clerk's Office for Davidson County, Tennessee, the said Charles H. Rutherford, Jr. having been declared Trustee as a result of a Declaration of Trust attached to said Will, his authority as Trustee being imposed by Order of the Probate Court, of record in Minute Book 145, page 273, said Probate Clerk's Office; said Trust having been terminated by Order of the Probate Court, of record in Minute Book 226, page 92, said Probate Clerk's Office, the property being vested thereafter in equal shares as follows:

David C. Rutherford,

Alice Maude Martin Rutherford,
widow of Charles H. Rutherford, Jr.

Dorothy R. Rutherford,
widow of Alfred G. Rutherford

James W. Rutherford,

Katheryn Rutherford Crockett,

Frank D. Rutherford,

Jeanne Rutherford DeMarco,

The said Dorothy R. Rutherford having since died and her share being vested in her only heir-at-law, Amy Elizabeth Rutherford.

The said James W. Rutherford having since died, with his interest in said property being devised to Katherine Lane Rutherford and Paul Alfred Rutherford by Will of record in Will Book 34, page 38, Probate Court Clerk's Office for Sumner County, Tennessee, and of record in Book 6259, page 521, Register's Office for Davidson County, Tennessee, the said Katherine Lane Rutherford and Paul Alfred Rutherford having since conveyed their interest in said property to Katheryn Rutherford Crockett, Amy E. Rutherford, Frank D. Rutherford, Jeanne Rutherford DeMarco and David C. Rutherford by instrument of record in Book 6394, page 171, Register's Office for Davidson County, Tennessee.

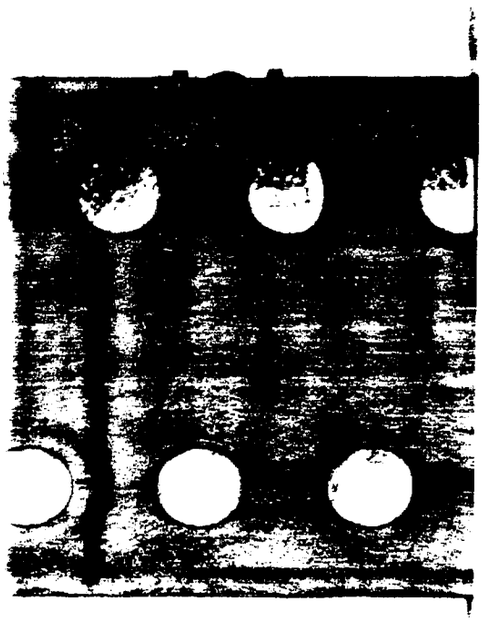
The said Katheryn Rutherford Crockett having since died intestate, leaving as her only heirs-at-law, J. Vaulx Crockett, Jr., J. Vaulx Crockett, III, Katheryn C. Dunn and Mary M. Crockett Shelton.

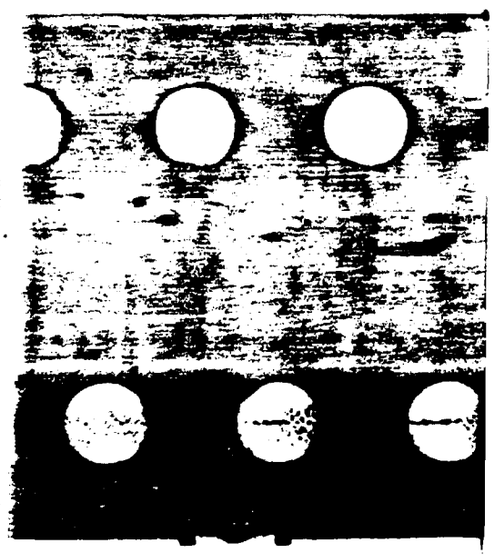
8406 02/21 0101 03CHECK 1256.00

RUSH

FEB 21 9 33 AM '89

09990





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7775 PAGE 308

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	375000.00
CON TX	1237.50
PRFEE	0.50
RECORD	18.00
TOTAL	1256.00
CHECK	1256.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/21/89 01 09:35 0001 8406

09990

FEB 21 9 33 AM '89

No. 182859