Box 58

BOOK 8189 PAGE 696

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF September 19 90

Notary Public

MY COMMISSION EXPIRES: 1-12-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
James Patrick Dortch, et ux	New Owner	Map 174
(NAME) 5844 Pettus Road	(NAME) 5844 Pettus Road	Parcel 74
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Dean Rutherford a/k/a Dean Dillonand wife, Keni L. Dillon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Patrick Dortch and wife, Evonne Dortch

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:

BEING Lot 1 on the Plan of David Knaggs Farm Subdivision, of record in Plat Book 5190, page 574, Register's Office of Davidson County, and more particularly described in a survey by Howard George & Associates, dated September 21, 1981, as follows:

BEGINNING at an iron pin found upon the east right-of-way of Pettus Road at the northwest corner of the said Lot 1; thence south 85 deg. 55' 50" East 364.95 feet to a point in an existing fence; thence south 42 deg. 14' 20" East 294.76 feet to a concrete monument set, the northeast corner of Lot 2; thence with the north line of Lot 2 south 82 deg. 5' 10" West, passing a concrete monument set at 300.75 feet, a total distance of 594.94 feet to an iron pin set on the east right-of-way of Pettus Road at the northwest corner of Lot 2; thence with said right-of-way North 4 deg. 45'10" East 327.16 feet (previously stated as 347.65 feet in error, see above described Plat) to the beginning, containing 3.03 acres, more or less, subject to and including the easements shown on the plat referred to on Lots 1 and 2, including a certain 10 foot sewer easement, a 90' x 110' permanent drain field easement, and a 20 foot wide drainage easement along an existing drain.

Being the same property conveyed to Dean Rutherford by deed from Garland P. Cochran of record in Book 6093, page 637 AND BEING FURTHER CONVEYED BY QUITCLAIM DEED to Dean Rutherford a/k/a Dean Dillon by Jeri Janice Kovacs Rutherford of record in Book 6921, page 202, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown in Plat Book 5190, page 574, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5844 Pettus Road (House Number) (Street) Antioch (P. O. Address) 37013 (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 hands this 5th day of September, 19 90

Dean Rutherford a/k/a Dean Dillon

Keni L. Dillon

STATE OF TENNESSEE
County of Davidson

BOOK 8189 PAGE 697

Personally appeared before me, Dean Rutherford a/k/a Dean Dillon and wife, Keni L. Dillon

with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 1990.

Commission expires 1-11-92

Carla K. Jarrell
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

Dean Rutherford a/k/a Dean Dillon

and wife, Keni L. Dillon

TO

James Patrick Dortch and wife,

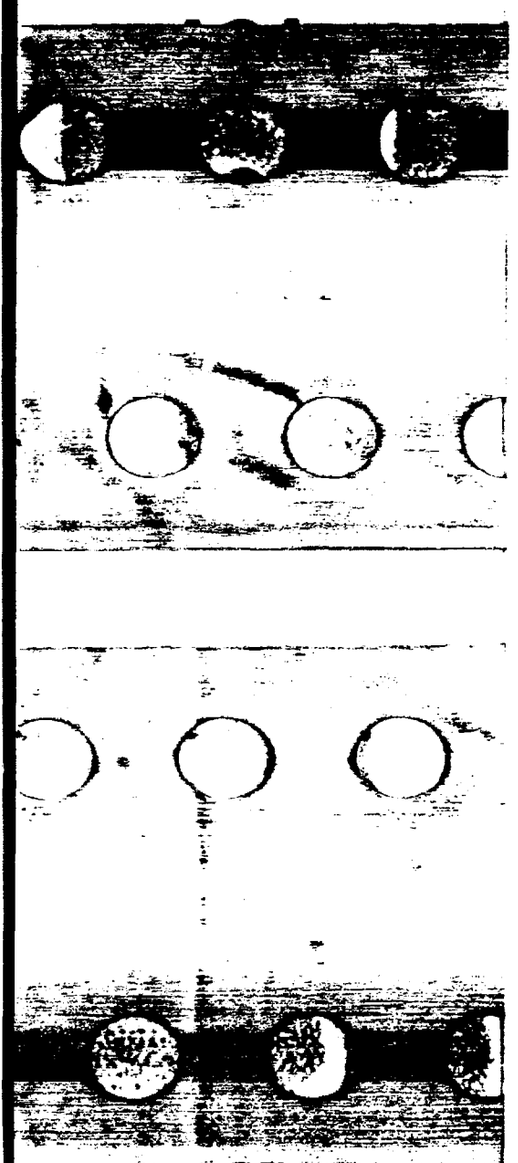
Evonne Dortch

Prepared by:
Settles, Combos, et al
315 Deaderick, Suite 1465
Nashville, TN 37238-1465

55014

SEP 5 2 32 PM '90

6187 09/05 0101 03CHECK 337.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 8189 PAGE 698

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 100000.00
CON TX 330.00
PRFEE 1.00
WDEED 6.00
TOTAL 337.00
CHECK 337.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/05/90 01 14:33 0001 6187

55014

IDENTIFICATION

SEP 5 2 32 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 352875