BOOK 8260 PAGE 556

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

Rhonda Leigh Rutherford
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF December, 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS Joseph H. Rutherford and Rhonda Leigh Rutherford (NAME) 1104 Stratton Avenue (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES Same (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS Map 94-02 Par. 002.00 23W-02140

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. James R. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph H. Rutherford and Rhonda Leigh Rutherford as joint tenants with right of survivorship

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 No. 183 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 183 fronts 50 feet on the north side of Long Avenue and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to James R. King by deed from Sidney Vincent and wife, Martha Vincent of record in Book 8202, page 363, Register's Office for Davidson County, Tennessee.

8 U 6 2 2

IDENTIF. REFERENCE

DEC 19 2 03 PM '90

FELIX P. BRANN, JR.
DAVIDSON COUNTY REG.

This conveyance subject to rights of ingress and egress and easement for a well situated on the line between lots 182 and 183, of record in Book 362, page 288, Register's Office for Davidson County, Tennessee.

Ila Ruth King joins in the execution of this instrument to convey whatever rights, especially marital, she may have.

unimproved ( )
This is improved (X) property, known as 1615 Long Avenue (House Number) (Street) Nashville, TN 37206 (P.O. Address) (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 Whereever 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 _____ hand _____ this 18th day of December, 19 90

James R. King

Ila Ruth King

STATE OF TENNESSEE)
Davidson COUNTY)

Personally appeared before me, James R. King and Ila Ruth King
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this ____ day of December 19 90.

My Commission Expires [redacted] 11-21-92

Notary Public

STATE OF TENNESSEE)
_____ COUNTY)

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

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_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

James R. King

TO

Joseph H. Rutherford and
Rhonda Leigh Rutherford

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8260 PAGE 558

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
				DAMT 7500.00
				CON TX 24.75
				PRFEE 1.00
				WDEED 6.00
				TOTAL 31.75
				CHECK 31.75

12/19/90 01 14:02 0001 0574

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8U622

IDENTIF. REFERENCE

DEC 19 2 03 PM '90

FELIX Z. WILSON, JR.
DAVIDSON COUNTY TN.

No. 382975