#50397 01/31/91gd

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (GPM)
2700 First American Center
Nashville, Tennessee 37238

BOOK 8285 PAGE 119

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Edmund and Eloise Rutherford 930 Oak Valley Lane Nashville, TN	SAME	Map: 132-13 Parcel: 46

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Cooper Chilton, as Executor of the Estate of Thelma Dean Chilton ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Edmund J. Rutherford and wife Eloise Rutherford ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Lot No. 29 on the Plan of Oak Hill Valley of record in Book 1835, pages 15 and 16, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Leland C. Chilton and wife, Thelma D. Chilton by deed of record in Book 1816, page 625, said Register's Office; the said Leland C. Chilton and Thelma D. Chilton having both died, Leland C. Chilton having predeceased Thelma D. Chilton.

This is improved property known as 930 Oak Valley Lane, Nashville, Tennessee

Said property is conveyed subject to the following matters:

1. 1991 taxes, which have been prorated and assumed by the Grantor.

2. Bill of Sale of water mains of record in Book 1883, page 554, said Register's Office.

3. Restrictive covenants contained in instrument of record in Book 1788, page 186 and amended in Book 1809, page 539, said Register's Office.

4. All matters appearing on the plan of record in Book 1835, page 15 and 16, said Register's Office.

5. All applicable building and zoning restrictions.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized

and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 31st day of January, 1991.

Robert Cooper Chilton as Executor of the Estate of Thelma Dean Chilton

Robert Cooper Chilton

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Robert Cooper Chilton, the within named bargainor, 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 as executor of the Estate of Thelma Dean Chilton.

WITNESS my hand, at office, this 31st day of January, 1991.

Notary Public

My Commission Expires:

5/8/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $120,000.00.

Affiant

Sworn to and subscribed before me this 31st day of January, 1991.

Notary Public

My Commission Expires:

5/8/91

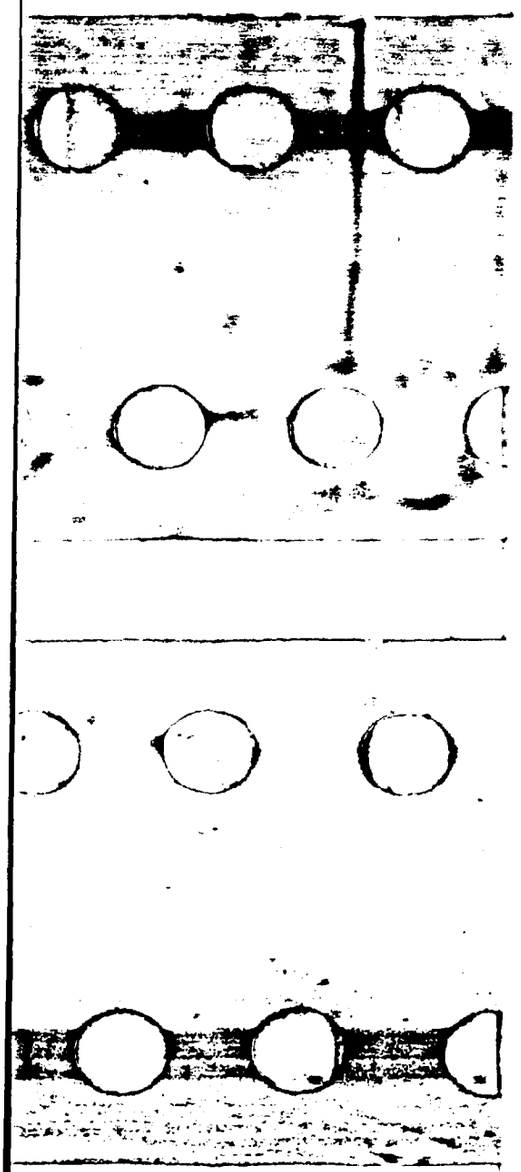
8 9 8 2 3

IDENTIF. REFERENCE

JAN 31 3 45 PM '91

FELIX Z. DAVIDSON COUNTY TN.

9870 01/31 0101 03CHECK 406.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8285 PAGE 122

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 120000.00
				CON TX 396.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 406.00
				CHECK 406.00
01/31/91	01			15:43 0001 9870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89823

IDENTIF. REFERENCE

JAN 31 3 45 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 393666