FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 8433 PAGE 849

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: 4-29-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd.,Nashville, Tn 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Bill B. Rutherford (NAME)	Leader Federal Bank for Savings (NAME)	155-08-B
7304 South Colony Court (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	44
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn 38103 (CITY) (STATE) (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, The Zeitlin Group

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill B. Rutherford et ux, Nancy S. Rutherford

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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend of record in Book 6900, Page 271, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to The Zeitlin Group by deed from Colony Properties of record in Book 7018, Page 111,said Register's Office.

4 3 6 5 4

SEP 3 1 42 PM '91

7274 09/03 0101 03CHECK 447.30

unimproved ( )
This is improved ( ) property, known as 7304 South Colony Court Nashville, TN 37221
(House Number) (Street) (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. 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 hand s this 30th day of August, 19 91

THE ZEITLIN GROUP

BY: Jeffrey A Zeitlin

STATE OF TENNESSEE
Davidson County

BOOK 8433 PAGE 850

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeffrey Tuttle and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the The Tuttle Group the within named bargainor, a corporation, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jeffrey Tuttle as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 30 day of Aug, 19 91

My commission expires 11-27-93

_____
Notary Public

NOTARY PUBLIC AT LARGE TENN.

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19___, 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 "attorney-in-fact" of

_____

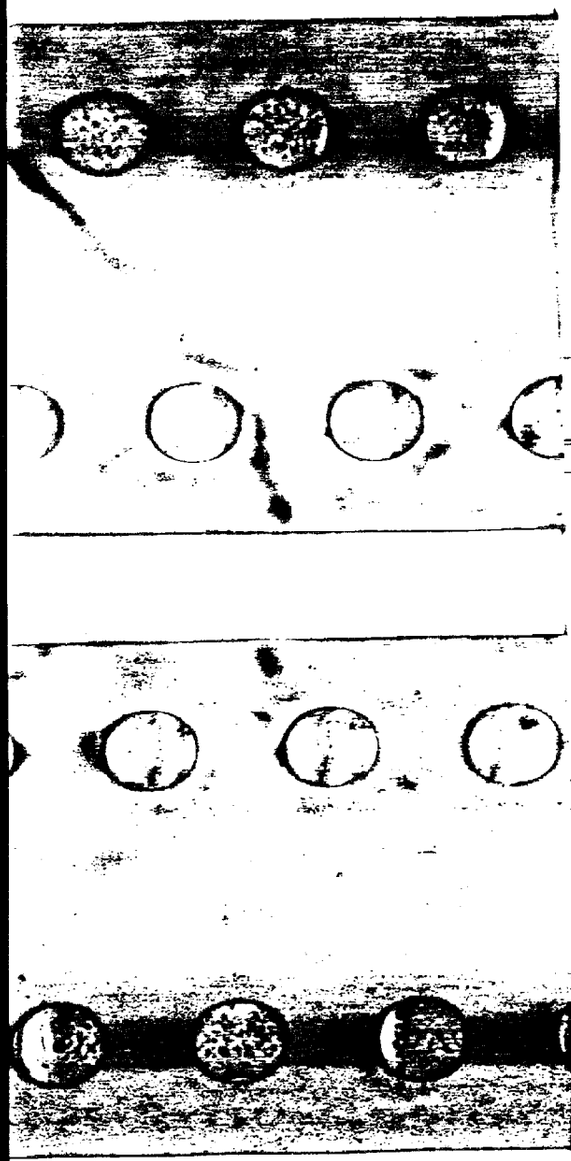
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

_____
Notary Public

My commission expires:

_____



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

RECEIVED OF _____

FOR _____

BOOK 8433 PAGE 851

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

CAMT 119000.00
CON TX 440.30
PRFEE 1.00
WDEED 6.00
TOTAL 447.30
CHECK 447.30

09/03/91 01 13:44 0001 7274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

438.54

IDENTIFICATION REFERENCE

SEP 3 1 42 PM '91

No. 455568