BOOK 9407 PAGE 245

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,900.00

Joseph H. Rutherford
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF July, 19 94

Debbie M. Blevins
NOTARY PUBLIC

My Commission expires: 5-23-98

THIS INSTRUMENT PREPARED BY		
Dewey Pedigo, Jr., Attorney, 222 Williamsburg Cir., Brentwood, TN 37027		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joseph H. Rutherford, et ux		Map 83-13
(NAME)	(NAME) SAME	Par. 44
1104 Stratton Ave (ADDRESS)	(ADDRESS)	
Nashville Tenn 37206		18W-04525
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 6,900.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

James Gary Eddington, a single person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Joseph H. Rutherford and wife, Mary Call Rutherford

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of East Nashville, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James Gary Eddington by deed from William G. Wallis and wife, Ruth W. Wallis, and Don Harris, unmarried, of record in Book 6230, page 104, said Register's Office.

The above described property is being conveyed in "AS IS" condition.

The 1994 taxes have been prorated and are assumed by the Grantees.

6798 07/14 0101 03CHECK 34.53

unimproved ( )
This is improved ( ) property, known as 1119 Fatherland Street, Nashville, TN 37206
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 14th day of July, 19 94.

James Gary Eddington
JAMES GARY EDDINGTON

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Gary Eddington, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of July, 19 94.

My Commission expires:
5-23-98

Barbara M. Daniels
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____
Notary Public

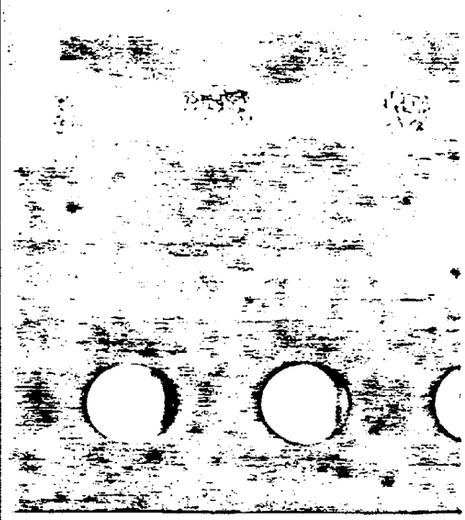
PICK-UP

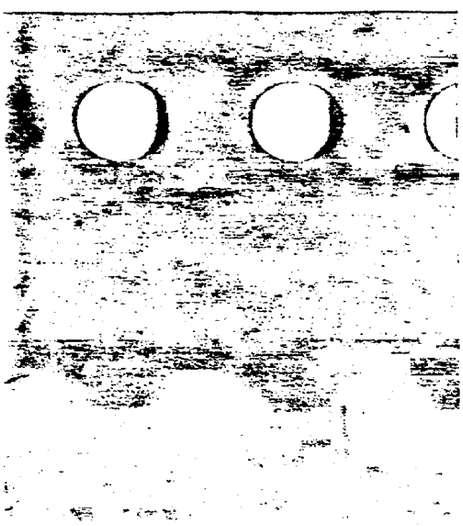
94 JUL 14 AM 11:01

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

70933





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

RECEIVED OF _____

FOR _____

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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	6900.00
CON TX	25.53
PRFEE	1.00
WDEED	8.00
TOTAL	34.53
CHECK	34.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/14/94 01 11:01 0001 6798

70933
IDENTIF. # REFERENCE

94 JUL 14 AM 11:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 813403