PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

RE-RECORD
BOOK 9624PG897

W & I Ref: (kd) Title No: 36118
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Craig Douglas Rutland<br>713 Lynnwood Boulevard<br>Nashville, Tennessee 37205 | AmSouth MortgageCompany, Inc.<br>15 South 20th Street<br>Birmingham, Alabama 35233 |

**TAX MAP-PARCEL NUMBERS: 130-07-66**

6078 03/01 0101 03CHECK 793.40

# *WARRANTY DEED*

2717 03/22 0101 03CHECK 8.00

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Austin Smith, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Craig Douglas Rutland, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the city of Belle Meade, Davidson County, Tennessee, being the southerly 100 feet of Lot No. 186 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in ~~Book X, page X and X~~ Book 421, page 102 and 103, CDR Register's Office for Davidson County, Tennessee.

SAID part of lot fronts 100 feet on the westerly side of Lynwood (now known as Lynnwood) Boulevard and runs back 277 feet, more or less, on the northerly line and 279 feet on the southerly line, to the easterly line of lot no. 187, measuring 100 feet thereon.

BEING the same property conveyed to Scott Austin Smith, a single person, by deed from john R. Burch, Jr. and spouse, Piper W. Burch of record in Book 8801, page 284, said Register's Office.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

**This is improved property, known as:** 713 Lynnwood Boulevard, Nashville, Tennessee 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 28th day of February, 1995.

BOOK 9607 PG 181

**Scott Austin Smith**

**State of Tennessee**
**County of Davidson**

RE-RECORD
BOOK 9624 PG 898

On this 28th day of February, 1995, before me the undersigned authority, personally appeared **Scott Austin Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires: _____

Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 212000.00

Affiant

Sworn and subscribed before me on the 28th day of February, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires: _____

Notary Public

44172
IDENTIF. ⇗ REFERENCE

95 MAR 22 AM 10:17
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD