0080544

IDENTIF. & REFERENCE

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

95 JUL 20 AM 9:48

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 36742
Dav. Co. File: Box 8

BOOK 9735PG514

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rod Brown E.R. Rutherford 437 East Kingston Springs Road Pegram, TN 37143	SAME

TAX MAP-PARCEL NUMBERS: Map 58 Parcel 4 13D 30220

WARRANTY DEED

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 **Margaret H. Hayes, Cayce H. Ferrell, William Eugene Hazelwood and Wanda Hazelwood Dye,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rod Brown and E.R. Rutherford,** 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:**

TRACT I

LAND in the 13th, formerly the 23rd Civil District of said County, being the southerly part of tract No. 1 in the subdivision of the Henry Holt Farm, as of record in Plan Book 2, page 155, of the Chancery Court at Nashville, described according to a survey made by George W. Wadkins, Surveyor, May 12, 1949, as follows:

BEGINNING at a railroad spike in the center line of New Eaton's Creek Road, said point being 684 feet southerly from the intersection of the center line of New Eaton's Creek Road and Old Eaton's Creek Road; thence with the center line of said New Eaton's Creek Road, south 6° west 216 feet and south 4° 20' east 100 feet to a point in the northern boundary line of the property conveyed to W. H. Hazelwood and wife by deed from F. J. Nicholson and wife, of record in Book 1126, page 74, Register's Office for said County; thence with Hazelwood's northerly line, north 56° 45' west 396 feet, north 76° 30' west 323.6 feet, north 67° west 270 feet, and south 78° 30' west 243 feet to a point in the eastern boundary line of the C. T. Marshall tracts thence with Marshall's easterly line, north 1° 40' east 338 feet; thence south 84° 45' east 158 feet to a twin oak; thence north 67° 15' east 580 feet to the centerline of Eaton's Creek; thence with said Creek, south 31° east 227 feet, south 47° 15' east 160.5 feet, and south 32° east 278 feet; thence south 54° east 92 feet to the beginning containing 12.62 acres, more or less.

BEING the same property conveyed to William Henry Hazelwood and wife, Margaret Louise Hazelwood by deed from S. P. Holt and wife, Thelma Mae Holt of record in Book 1726, page 71, said Register's Office.

TRACT II:

LANDS in the 13th Civil District of Davidson County, Tennessee, beginning at the Northwest corner of the new bridge across Eaton's Creek on the New Sulphur Creek Road,

(formerly known as the Hyde Road), and running in a northerly direction with the center of said road approximately 1200 feet to a corner where the Woods tract of land and the lands of Dugger join; thence northeastwardly with the Woods line with the meanderings of a branch, approximately 1600 feet more or less to the Southwest corner of the Woods tract and the Eaton's creek road; thence westerly with the north margin of Eaton's creek, approximately 300 feet to the corner of the new concrete bridge on the said New Sulphur creek road, being the point of beginning and containing by estimation, five acres, more or less.

BEING the same property conveyed to W. H. Hazelwood and wife, Margaret Louise Hazelwood by deed from Felix J. Nicholson and wife, Irene Nicholson of record in Book 1126, page 74, said Register's Office. Margaret Louise Hazelwood died, leaving William Henry Hazelwood as surviving tenant by the entirety. William Henry Hazelwood subsequently died, unmarried & intestate. The said Margaret H. Hayes, Cayce H. Ferrell, Wanda Hazelwood Dye and William Eugene Hazelwood are his sole-heirs-at-law.

This instrument is executed on behalf of Margaret H. Hayes and Cayce H. Ferrell by Wanda Hazelwood Dye as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

Grantor agrees that in the event that the property is assessed "Rollback Taxes" for prior tax years, Grantor will pay such taxes promptly upon notice of the assessment; and will protect and indemnify Grantee from all costs in connection with such Rollback Tax assessment.

This is improved property, known as: Eatons Creek Road, Nashville, TN 37218

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 17th day of July, 1995.

Margaret H. Hayes

Margaret H. Hayes, By: Wanda Hazelwood Dye, Atty-In-Fact

William Eugene Hazelwood

William Eugene Hazelwood

Cayce H. Ferrell

Cayce H. Ferrell, By: Wanda Hazelwood Dye, Atty-In-Fact

Wanda Hazelwood Dye

Wanda Hazelwood Dye

State of Tennessee
County of Davidson

On this 17th day of July, 1995, before me the undersigned authority, personally appeared **William Eugene Hazelwood and Wanda Hazelwood Dye**, 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.

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

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: $ 79500.00

E. R. Rutherford
Affiant

Sworn and subscribed before me on the 17th day of July, 1995.

Notary Public

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

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wanda Hazelwood Dye**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Margaret H. Hayes and Cayce H. Ferrell**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of July, 1995.

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

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Margaret H. Hayes, Cayce H. Ferrell, William Eugene Hazelwood and Wanda Hazelwood Dye

TO: Rod Brown and E.R. Rutherford

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Wanda Hazelwood Dye, Affiant

Sworn to and subscribed before me this

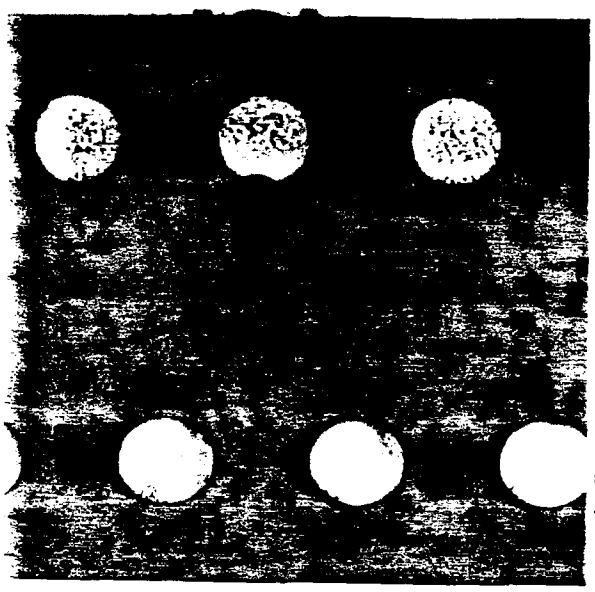
17th day of July, 1995.

Notary Public

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

My Commission Expires:_____

TIME: 07/20 3404 03CHECK 311



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

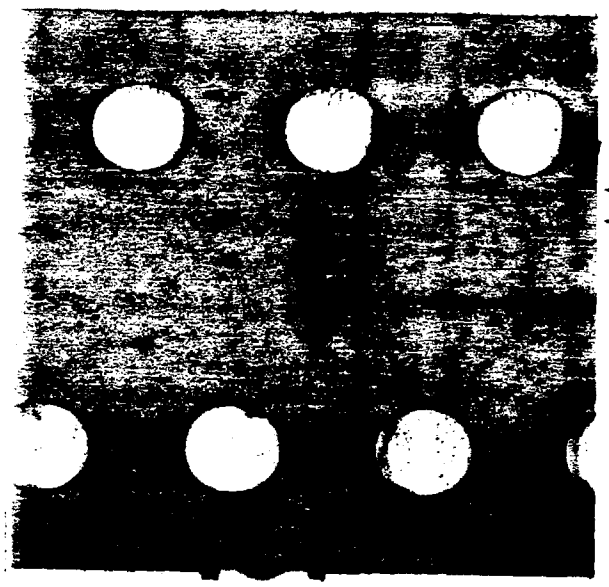
BOOK 9735 PG 518

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 79500.00
CON TX 294.15
PRFEE 1.00
WDEED 16.00
TOTAL 311.15
CHECK 311.15

07/20/95 01 09:48 0001 2776



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00805544
IDENTIF. & REFERENCE

95 JUL 20 AM 9:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 931865