BOOK 9822 PG 91

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 $ 65,000.00

Steve W. Pedigo
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF October, 19 95.

Maria R. Carter
NOTARY PUBLIC

My Commission expires: 1-27-96

THIS INSTRUMENT PREPARED BY

Dewey W. Pedigo, Attorney (NAME) 3204 Freno Lane, Nashville, Tenn. 37214 (ADDRESS)

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
STEVE W. PEDIGO (NAME)	SAME (NAME)	Map 085-14-0
2428 Ridgeland Drive (ADDRESS)	2428 Ridgeland Drive (ADDRESS)	Par. 025.00
Nashville, Tenn. 37214 (CITY) (STATE) (ZIP)	Nashville, Tenn. 37214 (CITY) (STATE) (ZIP)	03DZ-65280

Warranty Deed

For and in Consideration of the sum of $ 65,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MAYNARD N. RUTHERFORD and wife JENNETTA RUTHERFORD

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

STEVE W. PEDIGO, a single person

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

Being Lot No. 1 on the Plan of Stanford Country Club Estate, Section 1, as of record in Book 2900, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 78.79 feet on the southwesterly side of Disspayne Drive and runs back 152.69 feet on the northwesterly line and 151.93 feet on the southeasterly line, to a dead line in the rear on which it measures 89.21 feet.

Being the same property conveyed to Cecil Dies and wife Mildred R. Dies by deed from Brentwood Homes, Inc. of record in Book 3067, Page 29, Register's Office, Davidson County, Tennessee. Cecil Dies, died February 1979. Mildred R. Dies died September 4, 1995, Testate and by Will of record in Will Book 201 Page 107 of record in the Probate Court Clerk Office for Davidson County, Tennessee devised said property to Maynard N. Rutherford.

Property is conveyed in "as is condition"
Real Estate Taxes for 1995 have been prorated between the parties and shall be paid by Grantee.

unimproved ( )
This is improved ( ) property, known as 214 Disspayne Drive, Nashville, Tenn. 37214 (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 4th day of October, 19 95.

Maynard N. Rutherford

Jennetta Rutherford

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 Maynard N. R utherford and wife Jennetta Rutherford

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of October 19 95.

My Commission expires:
1-28-96

Nancy P. Cathey
Notary Public

NANCY P. CATHEY NOTARY PUBLIC DAVIDSON COUNTY

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

95 OCT -2 AM
FELIX Z. WILLIS III
DAVIDSON COUNTY

0109980
IDENTIF. & REFERENCE

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____.

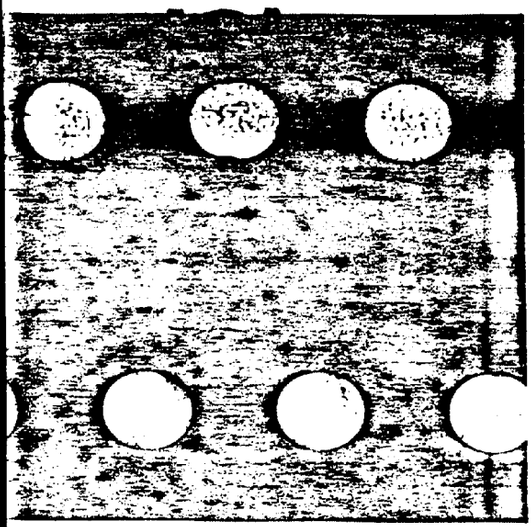
My Commission expires:

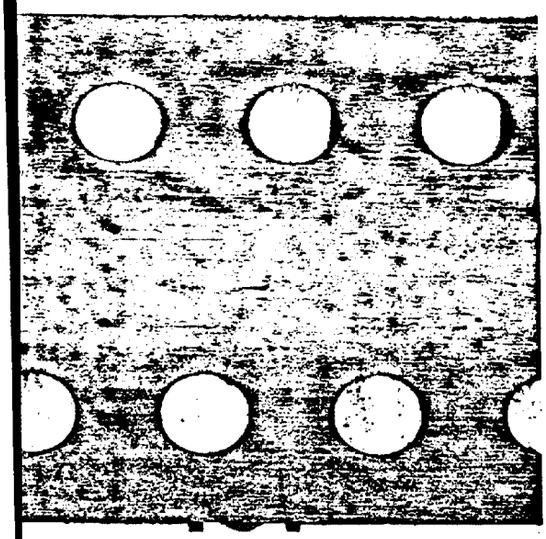
_____

_____
Notary Public

0101 03CHECK

249-





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

RECEIVED OF _____

FOR _____

BOOK 9822 PG 93

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

10/09/95 01 11:11 0001 4393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0109980
IDENTIF. # REFERENCE

95 OCT -9 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.963159