10040 PG 545

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 7-1-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross R. Rutherford	CENTURY MORTGAGE CORP.	MAP 72.7
(NAME)	(NAME)	
1417 McGavock Pike	Two International Dr., Suite 507	PARCEL 276
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Gwendolyn Sue Shemwell McAdams and husband, Richard McAdams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ross R. Rutherford and wife, Pamela L. 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:

Being Lot No.,1 on the Map of J.A. Demontbreun's Subdivision of the Dudley Property, as of record in Book 974, Page 68 Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the northerly sideof William's Ferry Road, now McGavock Pike and extends back 177.3 feet on the easterly line and 176 on the westerly line to an alley on which it measures 60 feet thereon.

Being the same property conveyed to Gwendolyn Sue Shemwell (now married and known as Gwendolyn Sue Shemwell McAdams) by Quitclaim Deed from Richard D. McAdams, unmarried of record in Book 7850, Page 108, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1066, Page 405, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Richard D. McAdams joins in this conveyance to convey any and all rights he may have in this property.

unimproved ( )
This is improved (X) property, known as 1417 McGavock Pike, Nashville, Tennessee 37217
(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 my hand this 30th day of April 19 96

Gwendolyn Sue Shemwell McAdams

R... 10040 P... 546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public duly commissioned for said County and State, the within named Gwendolyn Sue Shemwell McAdams and Richard [illegible]

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April

Commission expires 1-29-2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

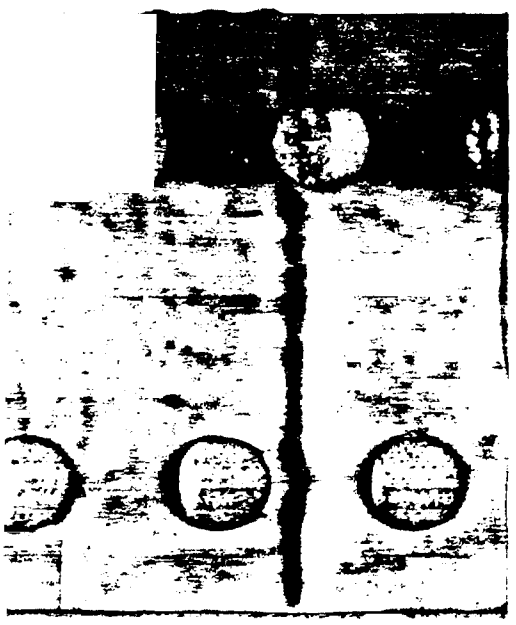
Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

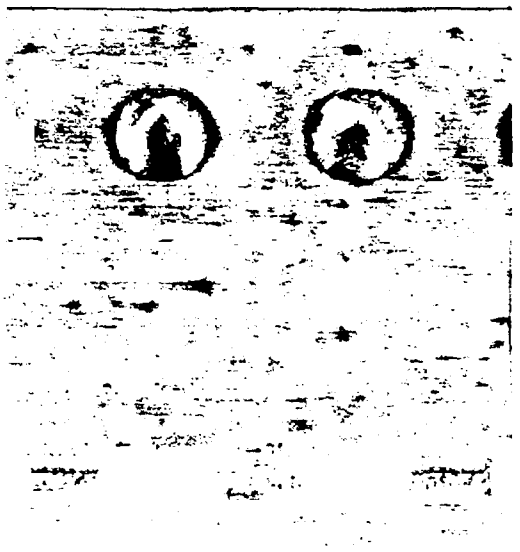
Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

0178784
IDENTIF. ↑ REFERENCE
96 MAY -6 AM 10: 13
FELIX Z. WHITE JR. REGISTER
DAVIDSON COUNTY, TN.
RECORDING FEE 354.75
DATA PROCESSING FEE 2.00
TOTAL 356.75
CHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 547

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 93500.00
SDN TX 345.95
PRFEE 1.00
WDEED 8.00
TOTAL 354.95
CHECK 354.95

05/06/96 01 10:16 0001 8352

IDENTIF. ↑ REFERENCE 0178784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -6 AM 10: 13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1036372