FILE BOX 3

BK/VOL 10089 PG 262

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Paul A. Rutherford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCN - [illegible] SUM 96-251

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul A. Rutherford (NAME)	National City Mortgage (NAME)	MAP 61-12
1343 Kenwood Ave. (ADDRESS)	3232 Newmark Drive (ADDRESS)	PARCEL 20
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Miamisburg, OH 45342 (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, Elisha A. Guadalupe and wife, Amy J. Guadalupe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul A. Rutherford and wife, Wende J. 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:

Land in Davidson County, Tennessee, being Lot No.19, Block "H" on the Plan of Jackson Park, Section No. 3, not of record , described as follows:

BEGINNING on the northerly margin of Kenwood Drive, at the corners of Lots Nos.19 and 20, said beginning point being the southeasterly corner of the property conveyed to Dudley B. Miller and wife, by deed from Jackson Realty Co.; thence with the line between Lots Nos. 19 and 20, northerly 295 feet to the southerly line of Lot No. 14; thence with the line between Lots No. 14 and 19 easter;u 135.00 feet more or less, to the corner of Lots No. 14 and 15; thence with the south line of lot 15 southeasterly 20 feet more or less to the northeast corner of Lot 19 and the northwest corner of Lot No. 18; thence with the line between said lots southerly 285.00 feet to the northerly margin of Kenwood Drive; thence with the northerly margin of said drive westerly 150 feet to the point of beginning.

Being the same property conveyed to Elisha A. Guadalupe and wife, Amy Guadalupe by Deed from Robert G. Dorris and wife, Patricia J. Dorris, of record in Deed Book 9316, Page 591, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 1343 Kenwood Ave., Nashville, Tennessee 37216
(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 our hand s this 31st day of May 19 96

Elisha A. Guadalupe

Amy J. Guadalupe

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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 Elisha A. Guadalupe and wife, Amy J. Guadalupe

the bargainor s, with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 31st day of May, 19 96.

Commission expires 3/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

0193568

IDENTIF. & REFERENCE

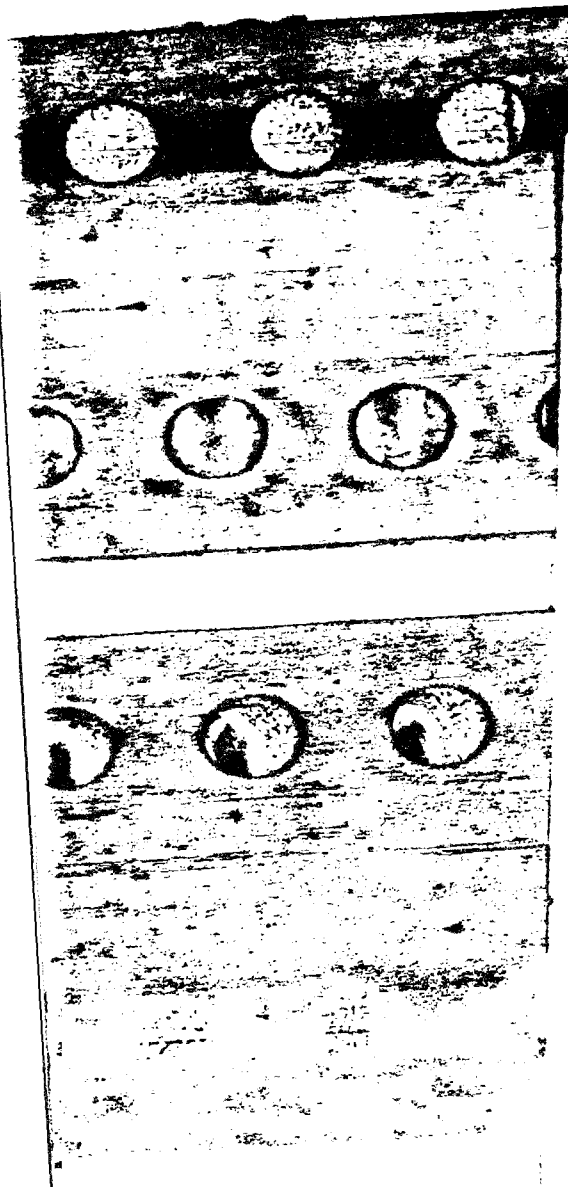
96 JUN 18 AM 8:40

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4427 06/18 0101 03CHECK 552

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW



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 147000.00
				CON TX 543.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 552.90
				CHECK 552.90
06/18/96	01			08:41 0001 4427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193568
IDENTIF. & REFERENCE

96 JUN 18 AM 8:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY.

No. 1052230