0261648

IDENTIFICATION 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

W & I Ref: (kd) Title No: 38453
Dav. Co. File: Box 8

97 JAN -6 AM 9:50

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10311 PG 74

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven Lloyd Rutland Jeanie Wright Rutland 1913 Wildwood Avenue Nashville, Tennessee 37212	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 117-04-204

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 **Catherine R. Lusk King and spouse, William Cannon King,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Lloyd Rutland and spouse, Jeanie Wright Rutland,** 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 Davidson County, Tennessee, being Lot No. 3 Block B on the map of Belmont Terrace Annex No. 3 of record in Plat Book 1130, Page 24, Register's Office for said County.

SAID Lot No. 3 Block B fronts 75 feet on the southerly margin of Wildwood Avenue and extends back 160 feet on the easterly line and 160 feet on the westerly line to a dead line in the rear, measuring 70 feet thereon.

BEING the same property conveyed to Catherine R. Lusk and William Cannon King, as joint tenants with rights of survivorship by deed from Angus M. Clayton and spouse, Anne M. Clayton of record in Book 9447, Page 961, Register's Office for said County.

The said Catherine L. Lusk and William Cannon King have since married and the said Catherine R. Lusk is now known as Catherine L. Lusk King.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 1913 Wildwood Avenue, Nashville, Tennessee 37212

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 2nd day of January, 1997.

Catherine R. Lusk King

William Cannon King

State of Tennessee
County of Davidson

On this 2nd day of January, 1997, before me the undersigned authority, personally appeared **Catherine R. Lusk King** and **William Cannon King**, 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 9/13/98

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: $ 159000.00

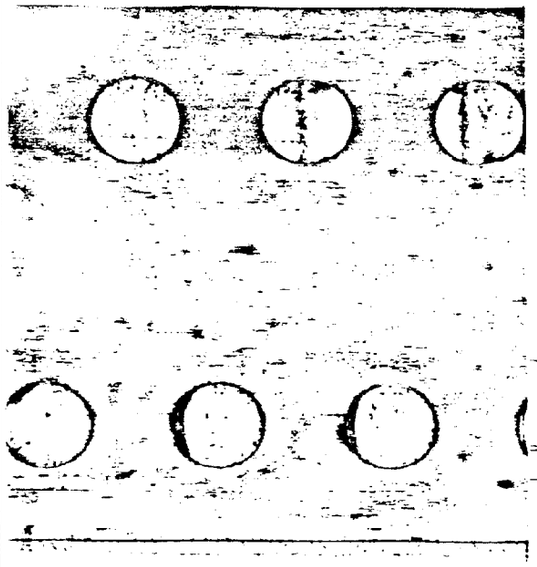
Affiant

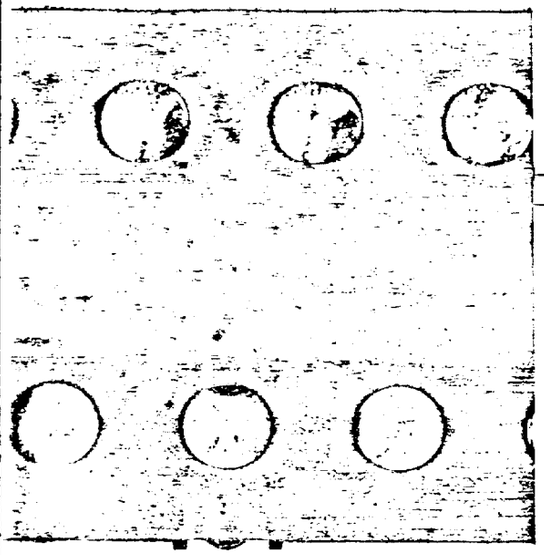
Sworn and subscribed before me on the 2nd day of January, 1997.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/13/98

2174 01/06 0101 03CHECK 597-30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10311 PG 76

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 159000.00
				CON TX 588.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 597.30
				CHECK 597.30
01/06/97	01	09:50	0001	2174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261648
IDENTIFICATION REFERENCE

97 JAN -6 AM 9:50

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1104717