BOOK 10857 PG 803

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 52,500.00
+Vicki Lynn Burney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March 19 98

Deanie L Gregory
Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki Lynn Burney	Same as New Owner	MAP 82-3
P. O. Box (NAME) 70426	(NAME)	PARCEL 354
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-0426		
(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, John Charlie Rutherford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki Lynn Burney

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. 70 in Sharpe & Horn First Addition to Northeast Nashville, a plan of which is recorded in Book 57, Page 152, Register's Office for said County.

SAID Lot No. 70 fronts 50 feet on the east side of Stainback Avenue and runs back between lines 153 feet, more or less, to an alley in the rear.

BEING the same property conveyed to John Charlie Rutherford by Warranty Deed from Charles F. Hoover, Sr. and wife, Jean Hoover, of record in Book 5679, Page 431, Register's Office for Davidson County, Tennessee.

98 MAR 27 PM 2:40
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

0417809
IDENTIF. + REFERENCE

unimproved ( )
This is improved (X) property, known as 1013 Stainback Avenue, Nashville, TN 37207
(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 25th day of March 19 98

John Charlie Rutherford
by: Melissa F. Williams
Attorney-in-Fact

881 03/27 0101 03CHECK 203.25

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 John Charlie Rutherford

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 25th day of March 19 98.

Commission expires May 23, 1998

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

STATE OF TENNESSEE

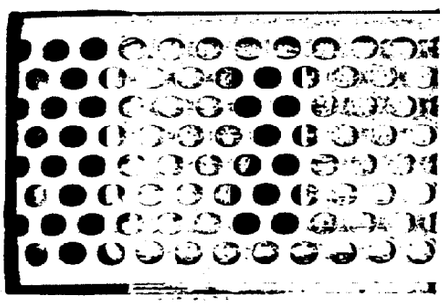
COUNTY OF DAVIDSON

On this 25th day of March, 1998, before me personally appeared Wilma J. Williams to me known to be the person who exeucted the foregoing instrument on behalf of John Charlie Rutherford, and acknowledged that she executed the same as the free act and deed of the said John Charlie Rutherford

Witness my hand and official seal at Madison, TEnnessee this the 25th day of March, 1998.

My Commission expires: 5/23/98

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10857 PG 805

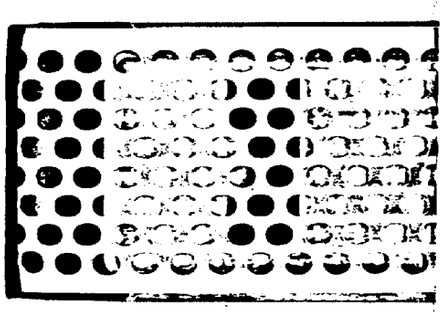
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	52500.00
CON TX	194.25
PRFEE	1.00
WDEED	8.00
TOTAL	203.25
CHECK	203.25

03/27/98 01 14:40 0001 1851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0417809
IDENTIF. ← REFERENCE

98 MAR 27 PM 2:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272130