RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

BOOK 11152 PAGE 861 63

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 1998.

My commission expires:

Notary Public

# WARRANTY DEED

| Address of New Owner & Send Tax Bills to: | Prepared By: Linda R. Kosack, Atty.<br>8109 Wikle Road, East<br>Brentwood, TN 37027 |
|---|---|
| 637 KINGSWAY DRIVE<br>OLD HICKORY, TN | Return To: TransContinental Title Company<br>2630 Elm Hill Pike, Ste. 100<br>Nashville, TN 37214 |

map & parcel no. 53-16/19200

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

MICHELLE BOWLES BURGESS AND HUSBAND GARY T. BURGESS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

RONALD RUTHERFORD AND JANICE RUTHERFORD, HUSBAND AND WIFE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 13, ON THE PLAN OF KING COURT, SECTION III, OF RECORD IN PLAT BOOK 7900, PAGE 958, AS AMENDED IN BOOK 9705, PAGE 872, AND BOOK 10159, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE BOWLES BURGESS AND HUSBAND, GARY T. BURGESS BY WARRANTY DEED FROM LARRY POWELL D/B/A POWELL BUILDERS DATED SEPTEMBER 24, 1996 AND RECORDED IN BOOK 10202, PAGE 350, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 637 KINGSWAY DRIVE, OLD HICKORY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SEP.28.1998 6:24PM FIRST RESIDENTIAL NO.944 P.1

0498849

IDENTIF. & REFERENCE

1998 OCT 12 PM 1:14

WILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of September, 1998.

Michelle Burgess

State of Tennessee
County of Davidson

On this 29th day of September, 1998, before me personally appeared Gary Burgess & Michelle Burgess to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires: [redacted]

NOTARY PUBLIC TENNESSEE LARGE

Notary Public

# WARRANTY DEED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

2445 10/13/1998 01 03CHECK 547.50

SEP.28.1998 6:24PM FIRST RESIDENTIAL NO.944 P.2

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

RECEIVED OF _____

FOR _____

BOOK 11152 PAGE 863

| | | |
|---|---|---|
| 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 | 145000.00 |
| CON TX | 536.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 547.50 |
| CHECK | 547.50 |

10/12/98 01 13:16 0001 2445

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0498849
IDENTIF. # REFERENCE

98 OCT 12 PM 1:14
BILL CARR REGISTER
DAVIDSON COUNTY, TN.

**No.** 1357688