THIS INSTRUMENT PREPARED BY: Joe Vaulx Crockett, III, Suite 1050 American Center, 3100 West End Avenue,Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Buyers Solutions, Inc., Trustee 4721 Trousdale Drive, Suite 216 Nashville, Tennessee 37220	Same	83-5/212 & 448

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FRANCES RUTHERFORD, THOMAS S. RUTHERFORD, MARY ANN RUTHERFORD HENRY, LOUIS R. DEMARCO, JAMES M. DEMARCO, DAVID P. DEMARCO, J. VAULX CROCKETT, III, KATHERYN RUTHERFORD CROCKETT DUNN, MARY MARGARET CROCKETT SHELTON, DAVID C. RUTHERFORD, and AMY ELIZABETH RUTHERFORD (collectively, "GRANTORS") have bargained and sold, and by these presents do transfer and convey unto BUYERS SOLUTIONS, INC., TRUSTEE, a Tennessee corporation ("GRANTEE"), its successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 519 and 521 Gallatin Road, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to taxes for the current year which will be paid by GRANTEE. Notwithstanding anything to the contrary, GRANTORS make no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTORS further covenant and bind themselves, their heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Frances Rutherford, Thomas S. Rutherford, and Mary Ann Rutherford Henry represent and warrant that Frances Rutherford is the surviving spouse, and that Frances Rutherford, Thomas S. Rutherford and Mary Ann Rutherford Henry are the sole heirs, of Frank D. Rutherford.

Louis R. DeMarco, David P. DeMarco, and James M. DeMarco represent and warrant that they are the sole heirs of Jeanne R. DeMarco.

J. Vaulx Crockett, III, Katheryn Rutherford Crockett Dunn, and Mary Margaret Crockett Shelton represent and warrant that they are the sole heirs of J. Vaulx Crockett, Jr.

WITNESS our hands this 18th day of June, 1999.

Frances Rutherford
Frances Rutherford

Mary Ann Rutherford Henry
Mary Ann Rutherford Henry

Louis R. DeMarco
Louis R. DeMarco

James M. DeMarco
James M. DeMarco

David P. DeMarco
David P. DeMarco

J. Vaulx Crockett, III
J. Vaulx Crockett, III

David C. Rutherford
David C. Rutherford

Katheryn Rutherford Crockett Dunn
By: Joe Vaulx Crockett, III
Attorney-in-Fact

Mary Margaret Crockett Shelton
By: Joe Vaulx Crockett, III
Attorney-in-Fact

Thomas S. Rutherford
By: David C. Rutherford
Attorney-in-Fact

Amy Elizabeth Rutherford
By: David C. Rutherford
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HILLEBRAND, a Notary Public in and for said County and State, the within-named Frances Rutherford, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal in NASHVILLE, TENNESSEE, this 17th day of JUNE, 1999.

Karen Hillebrand
Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HILLEBRAND, a Notary Public in and for said County and State, the within-named Mary Ann Rutherford Henry, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 16th day of June, 1999.

Kare Hillebrand
Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HILLEBRAND, a Notary Public in and for said County and State, the within-named Louis R. DeMarco, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 16th day of June, 1999.

Kare Hillebrand
Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HILLEBRAND, a Notary Public in and for said County and State, the within-named James M. DeMarco, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 16th day of June, 1999.

Kare Hillebrand
Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HILLEBRAND, a Notary Public in and for said County and State, the within-named David P. DeMarco, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal in NASHVILLE, TENNESSEE, this 16th day of JUNE, 1999.

Kare Hillebrand
Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HILLEBRAND, a Notary Public in and for said County and State, the within-named J. Vaulx Crockett, III, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal in NASHVILLE, TN, this 18th day of June, 1999.

Kare Hillebra
Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HILLEBRAND, a Notary Public in and for said County and State, the within-named Joe Vaulx Crockett, III, the person who executed the foregoing instrument on behalf of Katheryn Rutherford Crockett Dunn, who acknowledged that he executed the same as the free act and deed of said Katheryn Rutherford Crockett Dunn.

WITNESS my hand and seal in NASHVILLE, TN, this 18th day of June, 1999.

Kare Hillebra
Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HILLEBRAND, a Notary Public in and for said County and State, the within-named Joe Vaulx Crockett, III, the person who executed the foregoing instrument on behalf of Mary Margaret Crockett Shelton, who acknowledged that he executed the same as the free act and deed of said Mary Margaret Crockett Shelton.

WITNESS my hand and seal in NASHVILLE, TN, this 18th day of June, 1999.

Karen H. Hillebrand
Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HILLEBRAND, a Notary Public in and for said County and State, the within-named David C. Rutherford, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal in DAVIDSON CO., TENNESSEE, this 18th day of JUNE, 1999.

Karen Hillebrand
Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HILLEBRAND, a Notary Public in and for said County and State, the within-named David C. Rutherford, the person who executed the foregoing instrument on behalf of Thomas S. Rutherford, who acknowledged that he executed the same as the free act and deed of said Thomas S. Rutherford.

WITNESS my hand and seal in NASHVILLE, TENNESSEE, this 18th day of June, 1999.

Karen H. Hillebrand
Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HUEBNER, a Notary Public in and for said County and State, the within-named David C. Rutherford, the person who executed the foregoing instrument on behalf of Amy Elizabeth Rutherford, who acknowledged that he executed the same as the free act and deed of said Amy Elizabeth Rutherford.

WITNESS my hand and seal in NASHVILLE, TENNESSEE this 10th day of JUNE, 1999.

Karen H. Huebner
Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June 1999.

Notary Public
My Commission Expires: 1-20-02

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99 JUN 30 AM 10:15
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
0605809

c:\wpdocs\rutherfo\warrdeed.gen 061799

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 12 and the westerly 106.5 feet of Lot No. 13 on the Plan of the Subdivision of the Calvin Davis Lot, part of Block "B" in the F. O. Beazley's Plan of Lots, as of record in Book 57, page 85, Register's Office for Davidson County, Tennessee, and also being Parcels 212 and 448 on Tax Map 83-5 and being more particularly described according to a survey by Ragan-Smith-Murphy and Associates, Inc., dated January 27, 1989, as follows:

Beginning at a drilled hole in concrete sidewalk at the intersection of the easterly right-of-way line of Gallatin Pike, U.S. 31-E, and the southerly right-of-way line of Stratton Avenue;

Thence with the southerly right-of-way line of Stratton Avenue, S 80 deg. 40' 02" E, passing the common corner of Lots 12 and 13 at 100 feet, a total of 206.50 feet to an iron pin set at the back edge of contrete sidewalk being the northwesterly corner of a 75-foot wide lot conveyed to Joseph H. Rutherford and wife, Mary Call Rutherford, by deed recorded in Book 6298, page 863 and Book 6398, page 200, Register's Office for Davidson County, Tennessee;

Thence with the westerly line of said lot S 8 deg. 57' 17" W 160.00 feet to an iron pin set on the northerly right-of-way of Alley No. 727;

Thence with the northerly right-of-way line of Alley No. 727, N 80 deg. 40' 02" W 241.08 feet to an iron pin set on the easterly right-of-way line of Gallatin Pike;

Thence with the easterly right-of-way line of Gallatin Pike N 21 deg. 10' 00" E 163.47 feet to the point of beginning and containing 35,806 square feet or 0.822 of an acre.

Being the same property conveyed to Frank D. Rutherford, Jeanne R. DeMarco, J. Vaulx Crockett, Jr., J. Vaulx Crockett, III, Katheryn Rutherford Crockett Dunn, Mary Margaret Crockett Shelton, David C. Rutherford, and Amy Elizabeth Rutherford by deed of record in Book 8430, page 417, said Register's Office. Frank D. Rutherford has since died. Frances Rutherford is the surviving spouse, and Frances Rutherford, Thomas S. Rutherford and Mary Ann Rutherford Henry are the sole heirs, of Frank D. Rutherford. Jeanne R. Demarco has since died. Louis R. DeMarco, David P. DeMarco, and James M. DeMarco are the sole heirs of Jeanne R. DeMarco. J. Vaulx Crockett, Jr., has since died. J. Vaulx Crockett, III, Katheryn Rutherford Crockett Dunn, and Mary Margaret Crockett Shelton are the sole heirs of J. Vaulx Crockett, Jr.

c:\wpdocs\rutherfo\exhibit.a

EXHIBIT A

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0605809

IDENTIF. & REFERENCE

99 JUN 30 AM 10: 16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

VOID
CON TX 1147.00-
TOTAL 1147.00-
CHECK 1147.00-
06/30/99 01 10:23 0001 6152

CASH
310000.00
CON TX 1147.00
DEED 1147.00
ERR CO
DEED 1147.00-
CON TX 1147.00
PRFEE 1.00
DEED 28.00
CFEE 2.00
TOTAL 1178.00
CHECK 1178.00
06/30/99 01 10:23 0001 6151

BOOK 11550 PAGE 26

Total 1178.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484614