# WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200003280031051 Page: 1 OF 2
REC'D FOR REC 03/28/2000 10:59:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $138.75

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jon E. Stark (NAME) | Joseph H. Rutherford & Melinda Flemin (NAME) | MAP 71-15 |
| 1402 Pennock Avenue (ADDRESS) | 1008 Westchester Drive (ADDRESS) | PARCEL 144 |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Madison, TN 37115 (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, Joseph H. Rutherford and Melinda Fleming

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon E. Stark

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 Lots Nos. 315 and 316 on the Plat Book of the Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 315 and 316 adjoin and front 25 feet each on the westerly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Joseph H. Rutherford and Melinda Fleming by deed from Kenneth E. Murray and wife, Lula D. Murray, of record in Book 11702, Page 188, Register's Office for Davidson County, Tennessee.

THE GRANTOR(S) HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICLE OF Joseph H. Rutherford or Melinda Fleming.

unimproved ( )
This is improved ( X ) property, known as 1402 Pennock 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 our hand s this 24th day of March, 2000

X Joseph H Rutherford
Joseph H. Rutherford

X Melinda Fleming
Melinda Fleming

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 Joseph H. Rutherford and Melinda Fleming

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 Goodlettsville, Tennessee, this 24th day of March, 2000.

Commission expires 10-25-03

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 _____, _____.

My commission expires _____

Notary Public