44
e.c.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

AFFIANT

Subscribed and sworn to before me, this 20th day of October, 2000.

Notary Public

My Commission Expires: 10/24/2006

THIS INSTRUMENT PREPARED BY:
Marcy S. Hardee
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
James A. Crafton 5601 Brookwood Terrace Nashville, Tennessee 37205	SAME	103-14-0-121.00

Davidson County DEEDWARR
Recvd: 10/20/00 15:51 4pgs
Fees:19.00 Taxes:728.90
20001020-0104400

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **S. KENNETH RUTHERFORD, also known as S. K. RUTHERFORD**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES A. CRAFTON**, hereinafter called the Grantee, his successors and assigns, all of Grantor's one half (1/2) undivided interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
Land in the 8th Civil District of Davidson County, Tennessee, being shown as part of a tract marked "Reserved for Commercial and/or Apartment Development" on the Plan of Hillwood Terrace, as of record in Book 2663, page 50, Register's Office for said County, and being known as Lot D-103 on an unrecorded resubdivision of said tract, described according to a copy of a survey made by Barge Waggoner and Sumner, Inc., Engineers, November 9, 1960, as follows:

Beginning at a point in the easterly margin of Brookwood Terrace, said point being 257.5 feet southerly from the center line of White Bridge Road; thence North 63 deg. 18 min. East 140 feet to a point in the westerly line of the proposed sewage treatment plant; thence with the line of the same, South 24 deg. 26 min. west 57.9 feet to a point; thence South 84 deg. 33 min. West 32.25 feet to a point; thence North 63 deg. 18 min. West 115 feet to a point in the easterly margin of Brookwood

Terrace; thence with the margin of the same, North 26 deg. 42 min. East 75 feet to the beginning.

Being the same property conveyed to Richard H. Workman and S. Kenneth Rutherford by deed from Erwin M. Entrekin, Trustee, of record in Book 3161, page 85, Register's Office for Davidson county, Tennessee. By deed of record in Book 8268, page 864, Register's Office for said County, Richard H. Workman conveyed his one-half interest in subject property to James A. Crafton.

TRACT II:
Land in Davidson County, Tennessee, being a part of a tract marked "Reserved for Commercial and/or Apartment Development" located on the southeast corner of Whitebridge Road and Brookwood Terrace and described according to a survey made by Barge, Waggoner and Sumner, Inc., dated March 6, 1963, as follows:

Beginning in the easterly margin of Brookwood Terrace at the northwest corner of Lot No. 48, Hillwood Terrace, Section II, as of record in Book 3300, page 33, Register's Office for said County; thence along the easterly margin of said Terrace, North 26 deg. 42 min. East a distance of 25 feet; thence along the southerly line of Lot D-103, South 63 deg. 18 min. East 115 feet; thence North 84 deg. 33 min. East 32.25 feet; thence North 24 deg. 26 min. East 57.9 feet to a point in the southerly margin of Lot D-102-A; thence along the southerly line of said Lot South 63 deg. 18 min. East 41.32 feet to the southeast corner of said Lot; thence along the rear line of said Lot North 26 deg. 42 min East 43.70 feet to the southwest corner of Lot D-101; thence along the southerly line of said Lot South 65 deg. 34 min. East 77.12 feet to a point in the eastern boundary of Hillwood Terrace Subdivision; thence South 24 deg. 26 min. West 147 feet to an iron pin in the northerly boundary of Hillwood Terrace, Section II, above mentioned; thence with the boundary of said subdivision North 63 deg. 10 min. West 264.40 feet to the point of beginning.

Being the same property conveyed to R. H. Workman and S. K. Rutherford by deed from Ervin M. Entrekin, Trustee, of record in Book 3570, page 368, Register's Office for Davidson County, Tennessee. By Deed of record in Book 8645, page 764, Register's Office for Davidson County, Tennessee, Richard H. Workman conveyed his one-half undivided interest in subject property to James A. Crafton.

THE SUBJECT PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE OF GRANTOR OR HIS SPOUSE.

This conveyance is subject to the following:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2663, page 50, Register's Office for said County.

3. Perpetual easements for drainage and public utilities and sewer lines are reserved as shown on said survey prepared Barge, Waggoner and Sumner, Inc, Engineers, and dated March 6, 1963, as set forth in Warranty Deed of record in Book 3570, Page 368, Register's Office for said County.

This is improved property known as 5601 Brookwood Terrace, Nashville, Tennessee 37205.

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, its successors and assigns, forever; Grantor

covenants and binds himself, his heirs, successors and assigns, that he is lawfully seized 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, and Grantor further covenants and binds himself to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

The parties hereto further agree that the equipment on Exhibit A attached hereto shall remain in the dental office presently used by Dr. Gift. The equipment shall be removed at the expense of Grantor when Dr. Gift vacates the property.

IN WITNESS WHEREOF, this instrument has been executed as of the 20 day of October, 2000.

S. KENNETH RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **S. KENNETH RUTHERFORD,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of October, 2000.

Notary Public

My Commission Expires: 3/25/2001

EXHIBIT A
EQUIPMENT LIST

The following is a complete list of all equipment, owned by the Grantor, S. Kenneth Rutherford, to be left in the office of Dr. Gift, for the use and benefit of Dr. Gift. The equipment shall be removed by the Grantor, his heirs, successors, or assigns, when Dr. Gift vacates the property conveyed pursuant to the terms of this Warranty Deed.

Operating Room #1: Dental chair
Adie Dental Unit
Dental Cabinet
Phillips Dental X-Ray Machine

Operating Room #2: B-210 Dental Unit
Dental Chair
Dental Cabinet
S.S. White X-Ray Machine

Operating Room #4: B-210 Dental Unit
Dental Chair
S.S. White X-Ray Machine

Other Equipment:
Rolltop Desk
Copying Machine
Typewriter
Nine Metal Filing Cabinet
Bookcase in Basement
1 Hall Lamp
1 Hall Bookcase
Grandfather Clock
Small Metal Table

S. KENNETH RUTHERFORD

JAMES A. CRAFTON