Davidson County DEEDWARR
Recvd: 02/02/01 13:56 2pgs
Fees:11.00 Taxes:333.00

20010202-0010496

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39568** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 90,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **31st DAY OF JANUARY, 2001.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
GEORGE M. TERRELL	**S A M E**	**82-16-303**
12 Dogwood Lane		**18W 5635**
~~Nashville, Tennessee 37206~~		
CLARKSVILLE, TN 37043		

FOR AND IN 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 wife, MARY DELLA RUTHERFORD**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE M. TERRELL**

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:**

Being Lot No. 73 in Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office, for Davidson County, Tennessee.

Said Lot No. 73 fronts 50 ft. on the northerly side of Boscobel Street and runs back between parallel lines 175 ft. to an alley.

Being the same property conveyed to Joseph H. Rutherford and wife, Mary Della Rutherford by deed from Melinda Rutherford Fleming et al of record in Book 10159, page 467, Register's Office for Davidson County, Tennessee and being the same property conveyed to Joseph H. Rutherford and wife, Mary Della Rutherford by Quitclaim Deed from Melinda Rutherford Fleming, as Trustee, the same being recorded simultaneously herewith.

Unimproved ( )
This is improved (X) property, known as **717 Boscobel Street, Nashville, Tennessee 37206**
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 HANDS THIS 31st DAY OF JANUARY, 2001.

JOSEPH H. RUTHERFORD **MARY DELLA RUTHERFORD**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for the said County and State, the within named JOSEPH H. RUTHERFORD and wife, MARY DELLA RUTHERFORD, the bargainors, 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 Nashville, Tennessee, this the 31st day of January, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002