BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/01 11:37 2pgs
Fees:11.00 Taxes:92.50
20010207-0012082

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me this 6 day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 7-27-02

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Joseph H. Rutherford, etal	Same	Map 94-1
1104 Stratton Ave		Parcel 85
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bertha M. Taylor, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Joseph H. Rutherford and Jean Ellen Graham**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 54 on the Map of Payne, Blakemore and Cumming's Addition to Nashville, as of record in Book 57, page 70, as amended in Book 57, page 81, Register's Office for Davidson County, Tennessee

Said Lot No. 54 fronts 50 feet on the westerly side of South 13th Street, and runs back between parallel lines along the south margin of Payne Avenue, 161 feet to an alley.

Being the same property conveyed to Henry G. Taylor and wife, Bertha M. Taylor, by deed from William W. Riddle and wife, Pauline G. Riddle, as of record in Book 2877, page 489, said Register's Office, the said Henry G. Taylor having since died.

This is improved property known as 600 North 13th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this 6 day of February, 2001.

X Bertha M Taylor
Bertha M. Taylor

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, **Bertha M. Taylor**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6 day of February, 2001.

Robert T Abbott
NOTARY PUBLIC

My Commission Expires: 7-27-07