PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 42308
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/11/01 12:42 5pgs
Fees:23.00 Taxes:313.02
20010411-0035779

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edwin Rutherford, III 4057 Little Marrowbone Rd. Nashville, TN	SAME

TAX MAP-PARCEL NUMBERS: 38-19.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 84,600.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Harvey Lantz, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edwin Rutherford, III,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

See Attached Exhibit "A"

This is improved property, known as: 4057 Little Marrowbone Rd., Nashville, TN

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March 2001.

John Harvey Lantz

State of Georgia
County of Dekalb

On this 31 day of March, 2001, before me the undersigned authority, personally appeared **John Harvey Lantz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7/12/04

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 84,600.00

Affiant

Sworn and subscribed before me on the 2nd day of April, 2001.

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires MAY 30, 2004

Exhibit "A"

A tract of land in the 14th Civil District of Davidson County, Tennessee, being part of the L. J. Setters Home Tract, and more particularly described by metes and bounds according to survey made by John Marshall Setters, as follows:

Beginning at Herbert Jones' southeast corner; thence south 79 degrees east 4.5 poles to the center of a bridge; thence with center of Marrowbone Creek north 65-1/2 degrees east 35 poles; south 83-1/4 degrees east 32.6 poles; south 77-1/2 degrees east 35 poles to the center of a bridge; thence with said road north 44 degrees east 5 poles to a stake with gum pointers in Adelia Cooper's line; thence with her line north 50 degrees west 5 poles, north 36 degrees west 4.8 poles, north 61 degrees west 12 poles, north 63 degrees west 13 poles, north 35 degrees west 69 poles, north 62-1/2 degrees west 32.6 poles; thence south 61 degrees west 12.8 poles to Herbert Jones' east line; thence with his line south 3 degrees west 39 poles to a white ash in a revine; thence south 1 degrees west 50 poles to the beginning, containing 31.5 acres, more or less.

And,

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows;

Beginning at a chestnut stump, the southwest corner of M. Couchin's land; thence with his south boundary line and that of M.Aita, south 87 degrees east 48 poles to a branch or drain, and with same south 22 degrees east 16 poles, crossing the Public Road and Little Marrowbone Creek to a small white oak and maple; thence south 47-1/2 degrees west 24 poles, following the meanders of the bluff, south 64 degrees west 12 poles; south 76 degrees west 16 poles; south 66 degrees west 11.2 poles; north 58 degrees west 8 poles to the center of the bridge over Little Marrowbone Creek; thence with the center of the road, north 44 degrees east 5.2 poles to a stake with gum pointer; thence north 50 degrees west 5 poles to a stake; thence north 36 degrees west 4.8 poles to a stake; thence north 61 degrees west 12 poles to a fence post; thence north 62 degrees west 13 poles to a locust; thence north 35 degrees west 69 poles to a stake; thence north 62-1/2 degrees west 28 poles to a rock pile, the northwest corner of 39.7 acres bought of H. Floto by L. J. Setters; thence with the north boundary thereof, north 61-1/2 degrees east 37 poles to a white oak; thence north 84 degrees east 68.72 poles to a beech in Couchin's west boundary line, and with said boundary, south 3 degrees west 74 poles to the beginning, containing 49.72 acres, more or less.

Included in the above description, but excluded therefrom is the tract of land conveyed to Sally M. Beaman by deed of record in instrument No. 20001211-0121912 Register's Office for Davidson County, TN. Described as follows:

Land in Davidson County, TN described as follows: To Wit,

Land lying on the north side of Little Marrowbone Road 0.20 miles west of Eatons Creek Road in the Fourteenth Civil District of Metropolitan Nashville-Davidson County, Tennessee. Being part of the land deeded to John Harvey Lantz by deed recorded in Deed book 9103, pages 63 and 67, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 on the north right of way line of said Little Marrowbone Road and marking the southwest corner of the land deeded to Bruce Allen Simpson by deed recorded in Deed book 6782, page 906, Register's Office Davidson County, Tennesse; thence,

with said north right of way line and with a curve to the left, Westerly along said curve an arc distance of 157.52 feet, said curve having a radius of 1349.54 feet, a central angle of 06° 41 minutes 15 seconds and, a chord of S 69° 28 minutes 14 seconds W, 157.43 feet to a 1/2 inch iron rod (new) with a cap stamped TN 1571 and KY3050 at the point of tangency; thence,

continuing with said north right of way line, S 66° 07 minutes 37 seconds W, a distance of 495.53 feet to a 1/2 inch iron rod (new) with a cap stamped TN 1571 and KY 3050 at the point of curvature of the following tangent curve; thence,

continuing with said north right of way line and with a curve to the right, Westerly along said curve an arc distance of 221.44 feet, said curve having a radius of 1118.35 feet, a central angle of 11° 20 minutes 42 seconds and a chord of S 71° 47 minutes 58 seconds W, 221.08 feet to a 1/2 inch iron rod (new) with a cap stamped TN 1571 and KY 3050 in the center of Little Marrowbone Creek and on the north line of the land deeded to Gary W. Morrison, etux by deed recorded in Deed book 7025, page 882, Register' Office Davidson County, Tennessee; thence,

with the north line of said Morrison land and with the center of said creek, N 63° 36 minutes 35 seconds W, a distance of 53.83 feet to a 1/2 inch iron rod (new) with a cap stamped TN 1571 and KY 3050; thence,

continuing with the north line of said Morrison land and with the center of said creek, N 88° 27 minutes 57 seconds W, a distance of 208.84 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050; thence,

continuing with the north line of said Morrison land and with the center of said creek, N 85° 51 minutes 45 seconds W, a distance of 303.46 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050; thence,

continuing with the north line of said Morrison land, with the center of said creek, and with a north line of the land deeded to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed recorded in Deed book 10086, page 165, Register's Office Davidson County, Tennessee, N 79° 25 minutes 18 seconds W, a distance of 417.22 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050; thence,

continuing with the north line of said Metro Nashville and Davidson County land, S 81° 26 minutes 43 seconds W, a distance of 778.64 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 on the north right of way line of said Little Marrowbone Road; thence,

with said north right of way line and with a curve to the right, Westerly along said curve an arc distance of 27.08 feet, said curve having a radius of 661.46 feet, a central angle of 02° 20 minutes 45 seconds and, a chord of N 82° 12 minutes 15 seconds W, 27.08 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 at the point of tangency; thence,

continuing with said north right of way line, N 81° 01 minutes 53 seconds W, a distance of 40.04 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 at the southeast corner of the land deeded to Donald H. Evans, etux by deed recorded in Deed book 4354, page 487, Register's Office Davidson County, Tennessee, thence,

with the east line of said Evans land, N 02° 07 minutes 47 seconds E, a distance of 733.07 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 at a 14 inch ash tree; thence,

continuing with the east line of said Evans land, N04° 05 minutes 36 seconds E, a distance of 644.07 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 at the southwest corner of the land deeded to J. Dedrick Stevens, Trustee by deed recorded in Deed book 7408, page 414, Register's Office Davidson County, Tennessee; thence,

with the south line of said Stevens land, N 62° 23 minutes 00 seconds E, a distance of 209.44 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 at a rock pile; thence,

continuing with the south line of said Stevens land, N 65° 46 minutes 28 seconds E, a dsitance of 610.50 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050; thence,

continuing with the south line of said Stevens land, N 88° 16 minutes 48 seconds E, a distance of 1133.69 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 on the west line of the land deeded to Louella B. Brown by deed recorded in Deed Book 11323, page 204, Register's Office Davidson County, Tennessee; thence,

with the west line of said Brown land and with the west line of the land deeded to Joy Johnson by deed recorded in Deed book 11744, page 379, Register's Office Davidson County, Tennessee, S05° 09 minutes 59 seconds W, a distance of 1221.00 feet to a 1/2 inch iron rod (old) at the southwest corner of said Johnson land; thence,

with the south line of said Johnson land, S 85° 55 minutes 36 seconds E, a distance of 743.97 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 in the center of a creek and at a northwest corner of said Simpson land; thence,

with said creek and with the west line of said Simpson land, S 10° 58 minutes 22 seconds E, a distance of 88.46 feet to the point of beginning.

Being part of the same property conveyed to John Harvey Lantz by deed from Thomas Edward Lantz, John Harvey Lantz and Alma Esther Lantz of record in Book 9103, Page 63, and in Book 9103, Page 67, Register's Office for Davidson County, Tennessee.

This description was taken from the "Boundary Survey of the John Harvey Lantz Property" by G.E.D.S., Inc., revised October 13, 2000, and certified by John T. Darnall, Tennessee RLS #1571.