Reader 4/8/4

File #200350179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00.

Emtri Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2003.

Catherine R Rhea
Notary Public

MY COMMISSION EXPIRES: 5-30-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Rutherford	1st Trust Bank for Savings	Map 96-16-A
(NAME) 220 Lakebrink Drive	(NAME) P.O. Box 17257	Parcel 064.00
(ADDRESS) Nashville TN 37214	(ADDRESS) Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CHERYL L. RENSHAW, AND MARY E. HANCOCK, BOTH UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JOHN L. RUTHERFORD**, 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 all of Unit No. 63, on the Plan of FIRST REVISION LARCHWOOD, PHASE ONE, SECTION THREE, as shown by plat appearing of record in Plat Book 6200, Page 697, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Cheryl L. Renshaw and Mary E. Hancock, both unmarried, by Warranty Deed of record in Book 7533, Page 676, said Register's Office.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions as of record in Book 6299, Page 152, re-recorded as of record in Book 6301, Page 82, amended as of record in Book 6391, Page 449, Book 6767, Page 385, Book 6873, Page 939, Book 7271, Page 342, Book 7434, Page 620; By-Laws as of record in Book 6299, Page 166, re-recorded as of record in Book 6301, Page 96; Deed to Metropolitan Government of Nashville and Davidson County for sewer as of record in Book 7681, Page 611; Deed to Metropolitan Government of Nashville and Davidson County for water main as of record in Book 7681, Page 617; and, any and all matters as shown on plat of record in Plat Book 6200, Page 697; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 220 Lakebrink Drive, Nashville, TN 37214
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 04/14/03 10:08 2pgs
Fees:13.00 Taxes:332.63
20030414-0049046

Witness our hands this 4th day of April, 2003.

Cheryl L. Renshaw

Mary E. Hancock

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Cheryl L. Renshaw, and Mary E. Hancock, both unmarried who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and ~~official~~ seal, this 4th day of April, 2003.

Notary Public

My Commission Expires: 10/25/03

(SEAL)

DAVIDSON COUNTY JULIA A. [illegible] NOTARY PUBLIC AT LARGE

Mail After Recording To:
David W. Kuhns
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076