File B78

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 04/26/05 16:07 3 pgs
Fees:18.00 Taxes:841.75
20050426-0046576

W & I Ref: Title No: 46307

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John M. Rutledge Lynn Rutledge 2459 Hidden River Lane Franklin, Tennessee 37069	same

TAX MAP-PARCEL NUMBERS: 118-14-138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$227,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harriette Laura Blake and John Wallace Chester**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Rutledge and spouse, Lynn Rutledge** 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:**

Land in Davidson County, Tennessee, being Lot No. 70 on the Map of Longview Manor Sections One and Two of record in Book 1424, page 127 Register's Office for said County.

Said Lot No. 70 fronts 83 feet on the easterly margin of Pleasant Valley Road and extends back 223.10 feet on the northerly line and 223.2 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Dan G. Chester, Sr., and wife, Mary G. Chester by deed from Marvin T. Launius, Jr., and wife, Marion S. Launius of record in Book 2204, page 29, said Register's Office. The said Dan D. Chester Sr. has since died. By Quitclaim Deed of record in Doc. No. 20031008-0149384 re-recorded in Doc. No. 20031008-0149384 Register's Office for said County, subject property was conveyed to Mary G. Chester, a (98%) ninety-eight percent interest, Harriette Laura Blake, a (1%) one-percent interest and John Wallace Chester a (1%) one-percent interest, together as joint tenants with rights of survivorship. The said Mary G. Chester has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 127, said Register's Office, which Plan shows a 55 foot minimum building setback line from Pleasant Valley Road and a 20 foot easement for public utility purposes along the rear line(s).

This instrument is executed on behalf of John Wallace Chester by Harriette Laura Blake as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 3548 Pleasant Valley Rd, Nashville, Tennessee 37204

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 21st day of April, 2005 .

Harriette Laura Blake
Harriette Laura Blake

John Wallace Chester by Harriette Laura Blake, Atty-In-Fact
Harriette Laura Blake atty in Fact

State of TENNESSEE
County of DAVIDSON

On this 21st day of April, 2005 , before me the undersigned authority, personally appeared **Harriette Laura Blake** , 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: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

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: $227,500.00

Affiant

Sworn and subscribed before me this 21st day of April, 2005

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public

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 , **Harriette Laura Blake** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of John Wallace Chester, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2005

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Harriette Laura Blake and John Wallace Chester

TO: John M. Rutledge and Lynn Rutledge

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Harriette Laura Blake, Affiant

Sworn to and subscribed before me this

21st day of April, 2005

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007