WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/06 14:27 2 pgs
Fees:13.00 Taxes:647.50

20060330-0036246

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF March 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
MY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey E. Runion (NAME)	First Magnus Financial (NAME)	MAP 082-16-0
715 Boscobel Street (ADDRESS)	7000 North Mopac, Suite 330 (ADDRESS)	PARCEL 304
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Austin, TX 78731 (CITY) (STATE) (ZIP)	

FOR AND 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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey E. Runion, a married person

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 Lot No. 74 on the Plan of 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. 74 fronts 50 feet on the Northerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Joseph H. Rutherford by Warranty Deed dated October 15, 1976, from Ila V. Crouch, a widow, of record in Book 5100, Page 793, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Mary Della Rutherford joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property, by virtue of her marriage to Joseph H. Rutherford.

Mary Della Rutherford executes this instrument as Attorney-In-Fact on behalf of Joseph H. Rutherford pursuant to the General Power of Attorney being recorded by Instrument No. 20060330-0036245 in the Register's

CONTINUED

This is improved (X) unimproved ( ) property, known as 715 Boscobel Street, Nashville, TN 37206
(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 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 hand s this 17th day of March, 2006

Joseph H. Rutherford
By: Joseph H. Rutherford by Mary Della Rutherford
Mary Della Rutherford, Attorney-in-fact

Mary Della Rutherford
Mary Della Rutherford

LEGAL DESCRIPTION CONTINUATION:

Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of March, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Della Rutherford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph H. Rutherford as his Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Joseph H. Rutherford.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17th day of March, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Mary Della Rutherford, the bargainor 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 at Goodlettsville, Tennessee, this the 17th day of March, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON