Davidson County DEEDWARR
Recvd: 12/27/06 15:12 3 pgs
Fees:18.00 Taxes:645.65

20061227-0159546

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

05-0611-63253

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $174,500.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2006.

Notary Public
My commission expires: 5/22/2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Dean Rutherford	New owner	042-15-0 097.00
104 Beverly Drive		
Madison TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Casper Koning and wife, Norma P. Koning, Trustees of The Casper and Norma Trust; its successors and assigns, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dean Rutherford and wife, Marcella Rutherford, hereinafter called the Grantees, their successors 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. 25, on the Plan of Blair Heights, Section Two, of record in Plat Book 2133, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Casper Koning and wife, Norma P. Koning by deed from Stephen Palmer, Executor of the Estate of Katheryn Palmer, dated 4/24/93, of record in Book 8930, Page 858, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Casper Koning and Norma P. Koning, Trustees of The Casper and Norma Trust; its successors and assigns by Quitclaim deed from Casper Koning and Norma P. Koning, dated 5/15/2000 of record in Instrument No. 200006080057113, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 104 Beverly Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6th day of December, 2006.

Casper Koning, Trustee

Norma P. Koning, Trustee

Casper Koning, Trustee Norma P. Koning, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Casper Koning, Trustee of the Casper and Norma Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 6th day of December, 2006.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Norma P. Koning, Trustee of the Casper and Norma Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 6th day of December, 2006.

Notary Public at Large

My commission expires: 5/22/2010

Casper Koning

Norma P. Koning

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Casper Koning, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 6th day of December, 2006.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Norma P. Koning, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 6th day of December, 2006.

Notary Public at Large

My commission expires: 5/22/2010

