AThis Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $330,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 08/19/08 10:09 2 pgs
Fees:13.00 Taxes:1221.00
20080819-0085095

Subscribed and sworn before me this the 30th day of July, 2008.

Notary Public
My commission expires

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marya Wisniewski, Notary Public
Conshohocken Boro, Montgomery County
My Commission Expires June 14, 2012
Member, Pennsylvania Association of Notaries

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paul A. Rutherford and Robert W. Rutherford 1312 6th Avenue North Nashville, TN 37208	New Owner 1312 6th Ave. N. Nashville, TN 37208	82-9-57

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Danielle Lawless, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul A. Rutherford and Robert W. Rutherford, as tenants in common, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 17, THE HOMESTEAD ADDITION, ESTATE OF D.T. MCGAVOCK, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is herby made for a more particular description of said property.

Being the same property conveyed to Danielle Lawless by Warranty Deed from Rosalind Goldberg Wolf, recorded the 30th day of December 2005 as instrument number 20051230-0156848, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1312 6th Avenue North, Nashville, TN 37208.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 30th day of July, 2008.

Danielle Lawless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Danielle Lawless, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2008.

My commission expires:

[redacted] Marya Wisniewski

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