This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20090056421 DEEDWARR
Recvd: 08/18/09 13:53 2 pgs
Fees:13.00 Taxes:240.50
20090818-0077706

ADDRESS NEW OWNER:
E.R. Rutherford & Barbara Rutherford
4767 Eaton Creek Road
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 69.03-0-60.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **The Virginia S. Dever-Henderson Revocable Living Trust** hereinafter called the **Grantor**, does hereby convey unto **E.R. Rutherford and Barbara Rutherford, both unmarried as tenants in common with the right of survivorship** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

A certain tract of land in Davidson County, Tennessee, being known as Lot No. 5 of Block "FF" on the Revised Map of Fairview Subdivision as of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Said Lot No. 5 fronts 100 feet on the westerly side of Southview Road and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to the Virginia S. Dever-Henderson Revocable Living Trust by Quitclaim Deed of record in Book 11673, Page 164, Register's Office for said County. For further reference, title vested in Virginia S. Dever by Warranty Deed from C.E. Dever of record in Book 2270, Page 286.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 3913 Southview Drive, Nashville, TN 37218.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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 seized 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of August, 2009.

Brenda D. Swiger, Trustee for The
Virginia S. Dever-Henderson Revocable
Living Trust

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Brenda D. Swiger known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed and who also acknowledged that she as the Trustee of The Virginia S. Dever-Henderson Revocable Living Trust, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as Trustee.

SUBSCRIBED AND SWORN TO BEFORE ME this 7th day of August, 2009.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/18/12

STATE OF Tennessee
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Sworn and subscribed before me on 8/7/09.

Notary Public

My Commission Expires: 6-18-12

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY