For and in consideration of the sum of $ 10.00
- - - - - - - - - - - - - - - - - -TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Charles F. Rust and wife, Ruby P. Rust, the receipt of which is hereby acknowledged, and for other good and valuable considerations, including the assumption and agreement to pay by the grantees herein the remaining unpaid balances of two notes dated September 1, 1949, executed by the grantors herein, payable to Commerce Union Bank, as follows: one being in the original amount of $6700.00, with interest at 4½% per annum, both principal and interest payable in monthly installments of $37.25, and secured by a deed of trust of record in Book 1766, page 107, Register's Office for Davidson County, Tennessee; and the other being in the original amount of $900.00 and future advances, with interest at 4% per annum, both principal and interest payable $5.46 monthly, and secured by a deed of trust of record in Book 1766, page 43, said Register's Office,

we, William F. Sanders, Jr. and wife, Joyce W. Sanders,

have bargained and sold, and by these presents do transfer and convey unto the said Charles F. Rust and wife, Ruby P. Rust, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 146 on the Map of Stardust Acres, of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 146 fronts 110 feet on the southerly side of Saturn Drive, and runs back between lines, 210.7 feet on the easterly line and 196.6 feet on the westerly line, to a dead line, measuring 95 feet.

Being the same property conveyed to William F. Sanders, Jr. and wife, Joyce W. Sanders, by deed from M. D. Hale and wife, of record in Book 1757, page 53, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1682, page 1, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles F. Rust and wife, Ruby P. Rust, their

heirs and assigns, forever.

And we do covenant with the said Charles F. Rust and wife, Ruby P. Rust

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, except as hereinabove set out.

And we, William F. Sanders, Jr. and wife, Joyce W. Sanders

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles F. Rust and wife, Ruby P. Rust, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of February, 1952.

William F. Sanders, Jr.

Joyce W. Sanders

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named William F. Sanders, Jr. and wife, Joyce W. Sanders

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of February, 1952.

Commission expires [illegible]

[illegible]
Notary Public

55552

WARRANTY DEED

G-81743 dh FROM
WILLIAM F. SANDERS, JR. ET UX

TO
CHARLES F. RUST ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 1
of FEB 1952
at 11:42 A.M. 270
Noted in Book 77
Recorded
Recording Fee 2.00
JAMES P. [illegible]
By M M Hurley

Published by
[illegible]
Richmond, Virginia