20.50 — JJ 358 2-24

Deed prepared by: David C. Rutherford
306 Nashville Trust Bldg.
Nashville, Tennessee

15-20A

BOOK 3939 PAGE 214

WARRANTY DEED

MAP 83-10 Par. 325 MS

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create tenancy by the entirety with my husband, Thomas D. Rust, Jr., We, I, ELLEN JEAN (PEPPER) RUST, (as provided by Section 64-109 of the Tennessee Code Annotated)

have bargained and sold, and by these presents do hereby transfer and convey unto David C. Rutherford, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 36 and the westerly 19 feet of Lot No. 37 on the Map of Richardson Place, as of record in Book 547 page 135, Register's Office for Davidson County, Tennessee

Said Lot No. 36 and part of Lot No. 37 front together 83 feet on the southerly side of Woodland, formerly Plum Street, and run back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Ellen Jean Pepper by deed of record in Book 3897, page 561, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1802 Woodland Street, Nashville, Tenn., 37206

Address of New Owners: Ellen Jean (Pepper) Rust & Husband, Thomas D. Rust, Jr., 1802 Woodland Street, Nashville, Tenn.

Send Tax Bills To Owners at Same Address: 1802 Woodland Street, Nashville, Tenn.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And I do covenant with the said David C. Rutherford, Trustee, that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And I, I, Ellen Jean (Pepper) Rust, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said David C. Rutherford, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said David C. Rutherford, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Thomas D. Rust, Jr. and wife, Ellen Jean Rust,

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Thomas D. Rust, Jr. and wife, Ellen Jean Rust, their heirs and assigns, forever.

And I do covenant with the said Thomas D. Rust, Jr. and wife, Ellen Jean Rust that I David C. Rutherford am lawfully seized and possessed of said land and have a good right to convey it.

And I, David C. Rutherford, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Thomas D. Rust, Jr. and wife, Ellen Jean Rust,

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 16 day of September, 1965.

Ellen Jean (Pepper) Rust

David C. Rutherford
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. O. Hardaway, a Notary Public in and for said County and State, the within named, Ellen Jean (Pepper) Rust, the Bargainors, 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 22 day of September, 1965.

L. O. Hardaway
Notary Public

My commission expires: Oct 25 - 1967

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. O. Hardaway, a Notary Public in and for said County and State, the within named David C. Rutherford, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of September, 1965.

L. O. Hardaway
Notary Public

My commission expires: Oct 25 - 1967

Deed

From: Ellen Jean (Pepper) Rust

to: David C. Rutherford, Trustee.

AND

From: David C. Rutherford, Trustee.

to: Thomas D. Rust, Jr. and wife, Ellen Jean Rust

99142

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

SEP 24 3 51 PM 65

NOTED: BOOK 112 PAGE 55

RECORDING FEE $ 2.25

DEP. REG.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

DOCUMENTARY

STATE TAX $ 2.00
PROBATE .50
TOTAL $ 2.50

SEP 24 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 24 1965