G-19122 RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

BOOK 4046 PAGE 130

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernice R. Woodard, (NAME)	Murphree Mortgage Co. (NAME)	109-19114
121 Twin Hills Dr., (STREET ADDRESS OR ROUTE NUMBER)	Third Ave. N., (STREET ADDRESS)	Map 34-3
Madison, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Par 15 mwo

For and in Consideration of the sum of Ten & No/100 ($10.00) ..... *DOLLARS* Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged and the further consideration that the grantees have assumed and agreed to pay the unpaid balance of a note dated Jan. 24, 1963, in the original sum of $20,000.00, payable in monthly installments of $125.83 per month, which includes principal and interest, payable to the order of Murphree Mortgage Company. The unpaid balance on this note is $ 18,608.09 .

STATE TAX $ 33.00
PROBATE .50
TOTAL $ 33.50

AUG 11 1966

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

CT

PAID AUG 11 1966

JAMES E. RUTTER AND WIFE, NORMAN H. RUTTER,

have bargained and sold, and by these presents do transfer and convey unto the said Bernice R. Woodard and wife, Jo Ann Woodard, 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. 233 on the Plan of Shepard Hills, Section IV, as of record in Book 2854, Page 100, Register's Office for said County, described as follows: BEGINNING at a point in the northwesterly margin of Paula Drive at the corner of lots Nos. 233 and 234; thence with the line between said lots, northwesterly 130 feet to a point; thence south 50 deg. 50' west 240 feet to the northeast margin of Twin Hills Drive; thence with the margin of the same, southeasterly 150 feet to the beginning of a curve; thence around said curve, northeasterly 59.84 feet to a point in the northwesterly margin of Paula Drive; thence with the margin of the same, northeasterly 215 feet to the point of beginning.

Being the same property conveyed to James E. Rutter and wife, Norman H. Rutter, by deed from A. J. Coleman and wife, as of record in Book 303, Page 180, said Register's Office.

This conveyance includes Escrow Account on deposit with Murphree Mortgage Company, Nashville, Tenn.

This instrument prepared by
Kord & Lewis Realty Company,
114 Union St., Nashville, Tenn.

This is ~~unimproved~~ (X) property, known as 121 Twin Hills Dr., Madison, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bernice R. Woodard and wife, Jo Ann Woodard, their *heirs and assigns, forever.*

And We *do covenant with the said* Bernice R. Woodard and wife, Jo Ann Woodard, *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 herein stated

And James E. Rutter and wife, Norman H. Rutter, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bernice R. Woodard and wife, Jo Ann Woodard, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands* this 8th *day of* August, *19*66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Rutter
James E. Rutter,

Norman H. Rutter
Norman H. Rutter,

BOOK 4046 PAGE 132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TEXAS
COUNTY OF SMITH

Personally appeared before me, JO STEEN *, a Notary Public in and for said County and State, the within named* James E. Rutter and wife, Norman H. Rutter, *.....*

*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..... Tyler, Texas *....., this.....* 8th *day of.....* August, *....., 19.....* 66

Jo Steen *.....* JO STEEN *....., Notary Public.*

Commission Expires..... June 1, 1967 *.....*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

BOOK 4046 PAGE 133

WARRANTY DEED

FROM

James E. Rutter et ux

TO

Bernice R. Woodard et ux.

3 9 4 1 5

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 11 12 36 PM '66

BOOK 4046 PAGE 649

RECORDING FEE $ 2.50

DEP. REG. ____

M

Compliments of

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A

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W. Cc on

SHVILLE, TENNESSEE