BOOK 4379 PAGE 934 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

J M Rutledge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Nov. 1968

Notary Public

MY COMMISSION EXPIRES: 2-7-1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. M. Rutledge (NAME)	United Mortgagee Servicing Corp. (NAME)	Map. 85-4
Lot 38 Stones River Estates (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Herman Johnson and wife, Marie Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. M. Rutledge and wife, Betty S. Rutledge

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Stones River Estates, Section 1, as of record in Book 2900, page 139, Register's Office for said County.

Beginning at a point on the southerly margin; thence south 1° 27' east 215.50 feet to a concrete monument; thence south 68° west 266.28 feet to a point on the northeasterly side of Eversong Land; thence north 22° west 142.87 feet along said Land to a concrete monument at the beginning of a curve; thence around the curve 38.19 feet to a concrete monument on the northerly margin of Nora Lane; thence easterly 170.84 feet along said Land to a point of beginning.

Being the same property conveyed to Herman Johnson and wife, Marie Johnson, by deed from J. D. Wright and wife, Elizabeth C. Wright, as of record in Book 3641, page 157, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3827, page 118, Register's Office for Davidson County, Tennessee

This is unimproved (X) improved property, known as Lot 38 Stones River Estates
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand & this 14th day of November, 1968

Herman Johnson

Marie Johnson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, William G. Traber, a Notary Public in and for said County and State, the within named Herman Johnson, and wife Marie Johnson

the bargainor, 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 14th day of November 19 69

Commission expires 2-7-1973

William G. Traber
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Herman Johnson, Jr., et ux

TO
J. M. Rutledge, et ux

A 60639

IDENTIF. REFERENCE

Nov 17 8 12 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2925 LEBANON ROAD
NASHVILLE, TENN. 37214

NOV 17	CONV	53,500.00			
NOV 17	STAX		A*	139.10	
NOV 17	PRFEE		A*	.50	
NOV 17	WDEED		A*	3.00	* 142.60