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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

James Shearon and wife

Mary Ruth Shearon

TO

Edwin Rust and wife

Nina Mildred Rust

For draftsman's use

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edwin Rust (NAME) | Wrenne Mortgage & Realty Co. (NAME) | Parcel |
| 321 53rd Avenue North (STREET ADDRESS OR ROUTE NUMBER) | 120 Union Street (STREET ADDRESS) | 12W 7436 |
| Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

A 7 1 6 9

IDENTIF. REFERENCE

MAY 12 12 35 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May 1970

_____ Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of $10.00 .....

TEN AND NO/100 ..... DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged and as further consideration the Grantees hereby assume and agree to pay an unpaid balance of $3,354.89 of a note secured by an instrument of record in Book 4016, Page 216, Register's Office Davidson County, Tennessee, and also pay an unpaid balance of $1,465.71 of a note in the original amount of $1,495.00 secured by vendor's lien in Deed of record in Book 4398, Page 198, said Register's Office.

James Shearon and wife, Mary Ruth Shearon

have bargained and sold, and by these presents do transfer and convey unto the said

Edwin Rust and wife, Nina Mildred Rust,

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

BEING the northerly 50 feet of the southerly 200 feet of the easterly 150 feet of Block No. 6 on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, and described as follows:

BEGINNING on the westerly margin of 53rd Avenue North, at a point 150 feet north of the corner of said Avenue and Elkins Avenue; thence westwardly 150 feet; thence northwardly 50 feet; thence eastwardly 150 feet to the westerly margin of 53rd Avenue North; thence with said Avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to James Shearon and wife, Mary Ruth Shearon, by deed from Lorene Mays Lowery, of record in Book 4398, page 198, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easement of record in Book 1533, Page 511 and Book 1711, Page 472, Register's Office, Davidson County, Tennessee. Also subject to an agreement dated May 15th, 1969 of record in Book 4398, Page 236, said Register's Office.

This instrument prepared by L. M. Wood, Attorney, 4109 Hillsboro Road, Nashville, Tennessee.

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This is {unimproved (X) / improved ( )} property, known as 321 53rd Avenue North, Nashville, Tenn. 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edwin Rust and wife, Nina Mildred Rust, their heirs and assigns, forever.

And We do covenant with the said Edwin Rust and wife, Nina Mildred 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 hereinbefore specified.

And We, James Shearon and wife, Mary Ruth Shearon do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edwin Rust and wife, Nina Mildred Rust, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness hands this 9th day of May, 19 71

James Shearon

Mary Ruth Shearon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named James Shearon and wife, Mary Ruth Shearon

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 11th day of May, 19 71

[illegible], Notary Public.

My Commission expires 8-1-1971

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 ..... MAY 12 '71 COUNTY TAX A* 16.90 MAY 12 '71 STATE TAX A* .50 MAY 12 '71 RECD FEE A* 3.00 * 20.40 ,

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 .....