FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 19 70.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Green, Attorney, 834 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John O'Neal Rutledge, Jr. (NAME)	(NAME)	Map 118-4
2309 Cruzen Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Pac. 244
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pat

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, Jack J. Green and wife, Gladys Baker Green

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John O'Neal Rutledge, Jr. and wife, Barbara Jean 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:

And for the further consideration of the assumption by the grantees of the outstanding balance of a certain note and deed of trust, same being of record in Book 3760, page 623, Register's Office for Davidson County, Tennessee. Said balance being in the amount of $2,446.66, and owed and payable to Home Federal Savings & Loan Association of Nashville, Tennessee and payable in monthly installments of $60.83 including principal, interest, taxes, and insurance.

Land in Davidson County, Tennessee, being lot no. 210 on the map of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 210 fronts 50 feet on the westerly side of Cruzen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jack J. Green and wife, Gladys Baker Green by deed from Dillard S. DeWeese and wife of record in Book 3402, page 345, Register's office for Davidson County, Tennessee.

This is { unimproved ( ) / improved (X) } property, known as 2309 Cruzen Avenue, Nashville, Tennessee
(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 s this 4th day of June, 19 70.

Jack J. Green Gladys Baker Green

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Christine Bailey, a Notary Public in and for said County and State, the within named Jack J. Green and wife, Gladys Baker Green

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 4th day of June 19 70

Commission expires 1-30-74

Christine Bailey
Notary Public

CHRISTINE BAILEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

JACK J. GREEN AND WIFE,

GLADYS BAKER GREEN

TO

JOHN O'NEAL RUTLEDGE, JR. AND WIFE, BARBARA JEAN RUTLEDGE

A 79638

IDENTIFICATION REFERENCE

JUN 5 11 07 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-5P	CONV	*3,950.00			
JUN-5P	S'TAX		A*	10.14	
JUN-5P	PR'FEE		A*	.50	
JUN-5P	W'DEED		A*	3.00	* 13.64