BOOK 4496 PAGE 451

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2500.00

William T. Rushford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 71.

C. W. Williamson
Notary Public

~~MY COMMISSION EXPIRES~~ Aug. 8, 1971
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia (NAME) 601 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Rushford, Jr. (NAME)	~~Mid-State Realty Company~~ (NAME)	34-13
2705 Lebanon Rd (STREET ADDRESS OR ROUTE NUMBER)	~~1216 8th Avenue North~~ (STREET ADDRESS)	105 & 124
Nash Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	SH

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, George Patrick Grogan, Jr. and wife, Brenda Jeanette Grogan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William T. Ruthford, Jr.

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 Nos. 15 and 34 Block B on the Map of Eastlawn Subdivision as of record in Plat Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 50 feet on the southerly side of Welworth Street and runs back between parallel lines 120 feet to a dead line. Said Lot No. 34 fronts 50 feet on the northerly side of McKinley Street and runs back between parallel lines 120 feet to a dead line.

BEING the same property conveyed to George Patrick Grogan, Jr. and wife, Brenda Jeanette Grogan by deed from Antoni Leon Skielnik and wife Betty Ann Skielnik of record in Book 4252, page 872, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust of record in Book 4308, page 661, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as _____ (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 15th day of August, 19 70

George Patrick Grogan, Jr. Brenda Jeanette Grogan

STATE OF TENNESSEE
Davidson County

BOOK 1496 PAGE 452

Personally appeared before me, Thomas C Jones, a Notary Public in and for said County and State, the within named George Patrick Grogan, Jr. and wife, Brenda Jeanette Grogan

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 15th day of August 19 70

Commission expires May 21, 1973

Thomas C Jones
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 (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

George Patrick Grogan, Jr. and wife, Brenda Jeanette Grogan

TO

William T. Ruthford, Jr.

B 12350

IDENTIF. REFERENCE

APR 26 12 24 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR26	CONV	*7,500.00			
APR26	S'TAX		A*	19.50	
APR26	PR'FEE		A*	.50	
APR26	W'DEED		A*	3.00	* 23.00