BOOK 4509 PAGE 784

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,600.00

Walter E. Rutkowski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 19 71.

Notary Public

MY COMMISSION EXPIRES: Nov. 3, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Riley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter E. Rutkowski (NAME)	Murphree Mortgage Company (NAME)	
754 Brownlee Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Map 115-B
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Pcl. 9

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, Bennett M. Baldwin and wife, Sandra M. Baldwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter E. Rutkowski and wife, Joan T. Rutkowski

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. 61 on the Plan of Brookmeade Subdivision, Section IV, as of record in Book 2133, page 93, Register's Office for said County.

Said Lot No. 61 fronts 119 feet on the easterly side of Brownlee Drive and run back 352 feet on the northerly line and 399.4 feet on the southerly line, to a dead line in the rear, measuring 127.7 feet thereon.

Being the same property conveyed to Bennett M. Baldwin and wife, Sandra M. Baldwin, by deed from Robin Leo Beard, Jr., and wife, Catherine M. Beard, of record in Book 4255, page 720, Register's Office for Davidson County, Tennessee.

JUN 10 71	CONV	24,600.00			
JUN 10 71	STAX		A*	63.96	
JUN 10 71	PRFEE		A*	.50	
JUN 10 71	WDEED		A*	3.00	* 67.46

This is unimproved {x} improved { } property, known as 754 Brownlee Drive (House Number) (Street) Nashville, Tennessee (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 seised 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 hands this 8th day of June, 19 71

Bennett M. Baldwin

Sandra M. Baldwin

STATE OF TENNESSEE
Davidson County

BOOK 4509 PAGE 785

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bennett M. Baldwin and wife, Sandra M. Baldwin

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 8th day of June, 1971

Commission expires ~~Commission Expires~~ NOV. 3, 1971

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
Bennett M. Baldwin and wife,
Sandra M. Baldwin

TO
Walter E. Rutkowski and wife
Joan T. Rutkowski

MAIL DEED
TO:
LANEE & Assoc.
2704-12th Ave. S.
Nashville, Tenn.
Zip 37204.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 18381

IDENTIF. REFERENCE

JUN 10 2 32 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

CLINTON TAX SPT.