This instrument prepared by Thomas E. Stewart, Attorney, 4705 Gallatin Road, Nashville, Tennessee 37216

WARRANTY DEED

BOOK 4556 PAGE 472

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DEWEY E. MOORE, ET UX (NAME)	SAME (NAME)	Map 43-12
118 VANDIVER STREET (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par - 63
MADISON, TENNESSEE 37115 (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	3 Bk-110-5890 Bm

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

CARL H. RUEGGE AND WIFE, KATHLEEN RUEGGE

have this day bargained and sold, and do hereby transfer and convey unto the said

DEWEY E. MOORE AND WIFE, ESTHER A. MOORE, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County, Tennessee, in the 11th Civil District, being Lots Nos. 12 and 13 on the unrecorded Map of Vandivers' Subdivision of the easterly 1/2 of Lot No. 9 of the Anderson Lands, of record in Book 1130, page 37, Register's Office for said County, and described according to a copy of a survey by Ewell Anderson, Surveyor, in July, 1944, as follows:

Beginning at a point on the easterly margin of Vandiver Drive, the common corner of Lots No. 13 and 14; thence with the line between said lots, eastwardly 214 feet to the low-water mark of Cumberland River; thence down said River, southeasterly 100.2 feet to the corner of Lot No. 11; thence with the line between Lots 11 and 12, westerly 228.2 feet to the easterly margin of Vandiver Drive; thence with the margin of the same, northerly 100 feet to the beginning.

Being the same property conveyed to the undersigned per deed of record in Book 3075, page 237, R.O.D.C.T..

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $6,150.00

Subscribed and sworn to before me, this the 30th day of November, 1971.

Affiant

My commission expires: 2/3/74 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 118 Vandiver Street, Madison, Tennessee 37115 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

grantees, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 30 *day of* November, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl H. Ruegge

Kathleen Ruegge

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* CARL H. RUEGGE AND WIFE, KATHLEEN RUEGGE

*the within named bargainor*S*, 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* 23 *day of* November, *19*71.

Thomas E. Stewart
Notary Public

Commission expires 2/3/74

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* ....., *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 .....

NOV26?? CONV *6,150.00
NOV26?? S'TAX A* 15.86
NOV26?? PR'FEE A* .50
NOV26?? W'DEED A* 4.00 * 20.36

WARRANTY DEED

FROM
CARL H. RUEGGE, ET UX
TO
DEWEY E. MOORE, ET UX

B 3 9 2 6 6

IDENTIF. REFERENCE

Nov 26 12 02 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail Ridley Abernethy & Moore
1201 Parkway Tower
Nash. Tenn.