THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON, BALLIN & FORTAS
122 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,500

James C. Moore.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 71

Notary Public

MY COMMISSION EXPIRES: 4-28-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Moore (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	
1920 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	175 Orange Street (STREET ADDRESS)	~~87x11~~
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	New Haven, Connecticut (CITY) (STATE) (ZIP)	104-16-85

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, Louis F. Ruman, Jr., & Wife Maija Z. Ruman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Moore and wife, Edith M. Moore

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:

Being the westerly part of Lot No. 127 on the Map of the Revised Plan of George W. Blair's Belmont Heights of record in Book 332 Page 117 Register's Office for said County.

Said part of said lot fronts 49.8 feet on the northerly side of Ashwood Avenue and extends back 175 feet, more or less, on its easterly line and 175 feet on its westerly line, along the easterly margin of 20th Avenue, South, to an alley in the rear on which it measures 47.6 feet.

Being the same property conveyed to Louis F. Ruman, Jr., and wife Maija Z. Ruman by warranty deed of record in Book 4431 page 358 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1920 Ashwood 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 hands this 20th day of December, 19 71

Louis F. Ruman, Jr.

Maija Z. Ruman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Louis F. Ruman, Jr., and wife Maija Z. Ruman

the 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 20th day of December, 19 71

Commission expires 4-28-75

Theodore E. Adams
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 Louis F. Ruman & wife Maija Z.

TO James C. Moore & wife Edith M.

B 42653

IDENTIF. REFERENCE

DEC 28 12 27 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON, BALLIN & FORTAS
122 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

DEC28	CONV	15,500.00			
DEC28	STAX		A*	40.30	
DEC28	PRFEE		A*	.50	
DEC28	RDEED		A*	4.00	* 44.80

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