WARRANTY DEED

BOOK 4579 PAGE 993

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Conrad S. Cruser (NAME)	Mr. Conrad S. Cruser (NAME)	Map 116-15
4312 Glen Eden Drive (STREET ADDRESS OR ROUTE NUMBER)	4312 Glen Eden Drive (STREET ADDRESS)	Par. 33
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Conrad S. Cruser, Trustee, *Dollars,*

have this day bargained and sold, and do hereby transfer and convey unto the said Conrad S. Cruser and wife, Bobbe Long Cruser, their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 4 of Block 7 on the Map of Resubdivision of Part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County.

Said Lot No. 4 fronts 100 feet on the northeasterly side of Glen Eden Drive and runs back 176 feet 4 inches, more or less, on the ~~northwesterly~~ line and 176.5 feet, more or less, on the southeasterly line, along the northwesterly margin of Royal Oaks Drive, to a dead line in the rear, measuring 100 feet, more or less, thereon.

Being the same property conveyed to Conrad S. Cruser, Trustee, by deed from Conrad S. Cruser and wife, Frances F. Cruser, of record in Book 3047, page 271, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1.00

Subscribed and sworn to before me, this the 29th day of Feb., 1972

Affiant

My commission expires: 5-4-75 (Affix Seal)

Notary Public

This is Improved (X) unimproved property, known as 4312 Glen Eden Drive, Nashville (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 Conrad S. Cruser and wife, Bobbe Long Cruser, their ~~successors~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* Myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Conrad S. Cruser and wife, Bobbe Long Cruser, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29th *day of* February, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Conrad S. Cruser Trustee

CONRAD S. CRUSER, TRUSTEE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Conrad S. Cruser, Trustee

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 19 72.

Commission expires 6-1-75 Notary Public

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.....

FEB29'72 MISC A* 4.00 * 4.00

WARRANTY DEED

FROM
Conrad S. Cruser, Trustee

TO
Conrad S. Cruser and wife,
Bobbe Long Cruser

Prepared By:
BOULT, CUMMINGS, CONNERS & BERRY
700 American Trust Building
Nashville, Tennessee 37201
244-2582

B 5 0 1 6 1

IDENTIF. REFERENCE

FEB 29 11 27 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE