BOOK 4579 PAGE 995

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. C. S. Cruser (NAME)	Mr. C. S. Cruser (NAME)	Map 104-16
2001 Blair Blvd. (STREET ADDRESS OR ROUTE NUMBER)	2001 Blair Blvd. (STREET ADDRESS)	Par. 59
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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, we, Conrad S. Cruser and wife, Bobbe Long Cruser,

have this day bargained and sold, and do hereby transfer and convey unto the said Conrad S. Cruser, his

heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, being Lot No. 55 on the Revised Plan of George W. Blair Subdivision of Belmont Heights, as of record in Book 332, page 117, R.O.D.C.

Said Lot No. 55 fronts 88 feet on the south side of Blair Boulevard and runs back between parallel lines 170 feet along the west margin of 20th Avenue, South, to an alley.

Being the same property conveyed to Conrad S. Cruser and wife, Bobbe L. Cruser, from Owen N. Meredith, by Installment Deed dated February 15, 1968, of record in Book 4214, page 29, Register's Office for Davidson County, Tennessee.

I, BOBBE LONG CRUSER, do hereby expressly waive homestead, dower and all other rights of every kind in and to the herein property.

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 February 1972

Affiant

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

Notary Public

This is improved ( ) unimproved (X) property, known as 2001 (House Number) Blair Boulevard (Street), Nashville (P. O. Address:), Tennessee (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, his

(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* Conrad S. Cruser, his

(successors), *heirs and assigns, against the lawful claims of all persons,* subject to installment deed & note from C. S. Cruser and wife, Bobbe L. Cruser to Owen N. Meredith dated Feb. 15, 1968.

Witness our hands this 29th day of February, 1972

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

BOBBE LONG CRUSER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

the within named bargainor..., 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 29th day of February, 19 72.

John T. Cauce, Jr. Notary Public

Commission expires 6-1-75

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 and wife,
Bobbe Long Cruser

TO
Conrad S. Cruser

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

244-2582

B 50 162

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 256-2650
NASHVILLE, TENNESSEE