Return to [illegible]
3116 Atwoods Ln
37215

BOOK 4588 PAGE 892

WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rory G. Cruser et ux (NAME)	Dobson & Johnson, Inc. (NAME)	Map 142-14
729 Harpeth Pkwy. W. (STREET ADDRESS OR ROUTE NUMBER)	J. C. Bradford Building (STREET ADDRESS)	Par. 35
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

($10.00)---------- *Dollars,*

cash and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the balance due on a note, secured by a deed of trust to Dobson & Johnson, Inc. of record in Book _____, page _____ Register's Office for Davidson County, Tennessee.

we, H. N. Burns and wife, Ruth Burns

have this day bargained and sold, and do hereby transfer and convey unto the said Rory G. Cruser and wife, Carol W. Cruser

their *(successors), heirs and assigns,*

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

Lot No. 50 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, pages 93, and 94 Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 90 feet on the southerly side of Harpeth Parkway West and extends back between parallel lines 175 feet to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to H. N. Burns and wife Ruth Burns by deed from John W. Dickey and wife, Jeanette B. Dickey of record in Book _____, page _____ 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 $ 29,500.00

Affiant Rory G. Cruser

Subscribed and sworn to before me, this the 29 day of March 19 72

Notary Public Virginia Phillips

My commission expires 8-18-75
(Affix Seal)

This is unimproved ( ) improved (X) property, known as _____ (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

Rory G. Cruser and wife, Carol W. Cruser

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.* except as set out above and 1972 taxes which grantees assume.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and*

forever defend the title to said real estate to said Rory G. Cruser and wife, Carol W. Cruser

their

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

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

H N Burns

Ruth Burns

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Virginia Phillips, *a Notary Public in and for said County and State,* H. N. Burns and wife, Ruth Burns

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* 31 *day of* March, *19* 72.

Virginia Phillips *Notary Public*

Commission expires 8.18.75

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 .....

MAR31 72 CONV 29,500.00
MAR31 72 S'TAX A* 76.70
MAR31 72 PO'FEE A* .50
MAR31 72 W'DEED A* 4.00 * 81.20

WARRANTY DEED

FROM

H. N. Burns et ux

TO

Rory G. Cruser et ux

B 5 4 1 5 8

IDENTIF. REFERENCE

MAR 31 10 14 AM '72

FELIX Z. WILSON JR. 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