K 4597

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tennessee

This Form furnished by Attorneys Title Company, Inc. Form No. WD-3

FROM

JAMES A. JACOBS ET UX,

MARY S. JACOBS

TO

RICHARD RUGEMER ET UX,

JOYCE RUGEMER

For draftsman's use

THIS INSTRUMENT WAS PREPARED BY:

John G. Doak, Attorney
2525 Lebanon Road
Nashville, Tennessee 37214

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD RUGEMER (NAME)	NOEL-PALMER MORTGAGE COMPANY, INC. (NAME)	Map 96-13
901 SHAUNA DRIVE (STREET ADDRESS OR ROUTE NUMBER)	SUITE 402 STAHLMAN BUILDING (STREET ADDRESS)	Pc. 138
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	Map 96-14 Pc. 159 Pub

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

APR 28 10 17 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 22,447.94 x Richard Rugemer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April 19 72

John G. Doak
Notary Public

MY COMMISSION EXPIRES: 28 July 1972

(AFFIX SEAL)

B57-490

For and in Consideration of the sum of Ten ($10.00) DOLLARS

and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated 9 February, 1970, of record in Book 4398, page 143, Register's Office for Davidson County, in the original principal amount of $17,500.00.

APR28	CONV	22,447.94				
APR28	STAX		A*	58.24		
APR28	PETFEE		A*	.50		
APR28	MTGEED		A*	6.00	*	64.74

We, James A. Jacobs and wife, Mary S. Jacobs have bargained and sold, and by these presents do transfer and convey unto the said Richard Rugemer and wife, Joyce Rugemer heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being a reserved tract on the Plan of Malvin Heights, as of record in Book 2330, page 83, Register's Office for said County.
Said reserved tract begins at a point on the southerly margin of Allen Road the northeasterly corner of lot No. 18; thence with the easterly margin of said Lot no. 18 southwardly 120 feet to a concrete monument; thence southeastwardly 123.5 feet

Form No. WD3a

to a concrete monument; thence northwardly 198.3 feet to a concrete monument on the southerly margin of Allen Road; thence with said margin of said road westwardly 97.3 feet to the beginning.

TRACT NO. 2: Being Lot No. 18 on the Plan of Malvin Heights, as of record in Book 2330, page 83 , Register's Office for said County.
Said Lot No. 18 begins at a point on the easterly margin of Shauna Drive, the common front corner of Lots Nos. 18 and 20; thence with the line between said lots eastwardly 134.5 feet to a concrete monument; thence northwardly 120 feet to a point on the southerly margin of Allen Road; thence with said margin of said road westwardly 120 feet to a concrete monument at the beginning of a curve having a radius of 19.7 feet; thence around said curve southwardly 31.24 feet to a concrete monument on the easterly margin of Shauna Drive; thence with said margin of said drive southwardly 118.99 feet to the point of beginning.

Being the same property conveyed to James A. Jacobs and wife, Mary S. Jacobs, by deed from H. B. Morgan and wife, of record in Book 4398, page 139, Register's Office for said County, as to Tract No. 1; and being the same property conveyed to James A. Jacobs and wife, Mary S. Jacobs, by deed from H. B. Morgan and wife, of record in Book 4398, page 141, said Register's Office, as to Tract No. 2

This is ( ) unimproved ( ) improved (XX) property, known as 901 Shauna Drive - Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 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.

And we, do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 26 day of April, 19 72 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James A. Jacobs
JAMES A. JACOBS

Mary S. Jacobs
MARY S. JACOBS

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Jacobs and wife, Mary S. Jacobs

the bargainors, 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 26 day of April, 1972

John H Dachs, Notary Public

Commission Expires 26 July 1973

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at, this day of, 19.

, Notary Public

Commission Expires

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.