BOOK 4602 PAGE 613

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ted A. Rutledge, et ux	HOME FEDERAL SAVINGS & LOAN ASSN.	
(NAME)	(NAME)	Map 102-14
829 Clematis Drive	L & C TOWER	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 61
Nashville, Tennessee 37205	NASHVILLE, TENNESSEE 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

----------Ten & NO/100 ($10.00)----------

Dollars, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, John P. Kysar and wife, Alice L. Kysar

have this day bargained and sold, and do hereby transfer and convey unto the said Ted A. Rutledge and wife, Geraldine S. Rutledge, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 321 on the Plan of Brook Meade, Section IX, as of record in Book 2331, pages 34 and 35, Register's Office for said County.
Said Lot No. 321 fronts 146.8 feet on the southerly margin of Clematis Drive and extends back between lines 328 feet on the easterly side and 362.7 feet on the westerly side to a dead line, measuring 125.6 feet thereon.
Being the same property conveyed to John P. Kysar and wife, Alice L. Kysar by deed from Rupert W. Leslie and wife, Meredith L. Leslie, of record in book 3370, page 518, Register's Office for Davidson County, Tennessee.

Subject to 10-foot public utility easement, 125-foot building setback line from Clematis Drive and conditions of owners certificate of record in Book 2331, page 34 and 35, R.O.D.C., Tennessee; restrictive covenants of record in Book 2436, page 553, R.O.D.C., Tennessee and 1972 property taxes prorated date of deed and assumed by purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,200.00

Subscribed and sworn to before me, this the 15th day of May 19 72

Affiant

My commission expires October 24, 1973 (Affix Seal)

Notary Public

This is unimproved / improved property, known as 829 Clematis Drive, Nashville, Tennessee (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 Ted A. Rutledge and wife, Geraldine S. Rutledge, 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 stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ted A. Rutledge and wife, Geraldine S. Rutledge, their

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

Witness our hands *this* 15th *day of* May, 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.*

John P. Kysar
JOHN P. KYSAR

Alice L. Kysar
ALICE L. KYSAR

This Instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

BOOK 4602 PAGE 614

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John P. Kysar and wife, Alice L. Kysar

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 15th day of May, 19 72.

Shirley L. Johnson Notary Public

Commission expires October 24, 1973

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.....

L-50,37-3

WARRANTY DEED

FROM

JOHN P. KYSAR, ET UX

TO

TED A. RUTLEDGE, ET UX

B 5 9 9 6 9

IDENTIF. REFERENCE

MAY 18 3 01 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File..HOME FEDERAL S & L ASSN.

MAY18 72	CONV	32,200.00			
MAY18 72	S'TAX		A*	83.72	
MAY18 72	PB'FEE		A*	.50	
MAY18 72	W'DEED		A*	4.00	* 88.22

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE