BOOK 4716 PAGE 35 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 1973.

Notary Public

MY COMMISSION EXPIRES: February 5,1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY L & C TOWER

GULLETT, STEELE, SANFORD, ROBINSON & MERRITT (NAME) NASHVILLE, TENNESSEE (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT F. RUIZ et ux, CAROLYN SUE RUIZ (NAME)	HOME FEDERAL SAVINGS & LOAN ASSN (NAME)	
648 Denver Drive (STREET ADDRESS OR ROUTE NUMBER)	L & C TOWER (STREET ADDRESS)	75-8
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	Gml

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN D. ADAIR and wife, LILLIAN D. ADAIR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT F. RUIZ and wife, CAROLYN SUE RUIZ

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Tulip Grove, Section IV, as of record in Book 4175, page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John D. Adair and wife, Lillian D. Adair, by deed from Johnson Homes, Inc., of record in Book 4322, page 389, and re-recorded in Book 4329, page 211, said Register's Office.

This is unimproved ( ) improved (X) property, known as 648 (House Number) Denver Drive (Street) Hermitage (P. O. Address) (City or Town) 37076 (Postal Zip)

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, their 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this first day of June, 1973

John D. Adair

Lillian D. Adair

STATE OF TENNESSEE
Davidson County

BOOK 4716 PAGE 36

Personally appeared before me, Linda B. Felts, a Notary Public in and for said County and State, the within named JOHN D. ADAIR and wife, LILLIAN D. ADAIR

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 first day of June 1973

Commission expires February 5, 1977

Linda B. Felts
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

L-0466-U
FILE IN FILE ROOM.

WARRANTY DEED

FROM
JOHN D. ADAIR et ux,

TO
LILLIAN D. ADAIR
ROBERT F. RUIZ et ux,
CAROLYN SUE RUIZ

C 0 9 9 7 9

IDENTIF. REFERENCE

JUN 6 3 10 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUN-6	CONV		27,000.00		
JUN-6	STAX		A*	70.20	
JUN-6	P&FEE		A*	.50	
JUN-6	WDEED		A*	4.00	* 74.70