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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Milton Clem & Howard Claude

TO

Louis Carl Kuttruff Et Ux

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis Carl Kuttruff (NAME)	SAME (NAME)	104-16
1612 Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	360
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

C40662

IDENTIF. REFERENCE

FEB 4 10 39 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,500.00 Louis Carl Kuttruff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 1974.

Notary Public

MY COMMISSION EXPIRES: 5-12-76

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS

cash in hand paid by LOUIS CARL KUTTRUFF and wife, JENNA KUTTRUFF, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the agreement by the said Louis Carl Kittruff and wife, Jenna Kuttruff to assume and pay the unpaid balance of a loan in the original principal amount of $8,500.00, secured by deed of trust of record in Book 4481, page 992, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

MILTON CLEM & HOWARD CLAUDE joint tenants with right of survivorship

have bargained and sold, and by these presents do transfer and convey unto the said

LOUIS CARL KUTTRUFF and wife, JENNA KUTTRUFF

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. 54 on the Belmont Land Company's plan called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County.

SAID Lot No. 54 fronts 38 feet on the northerly side of Linden Avenue and runs back 169 feet on the easterly line and 190.4 feet on the westerly line, with the easterly margin of an alley to a line in the rear measuring 161.3 feet thereon.

BEING the same property conveyed to Milton Clem and Howard Claude with full rights of survivorship, by deed from Elder M. E. Barton, a widow of record in Book 4762, page 497, Register's Office for Davidson County, Tennessee.

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This is { unimproved / improved X } property, known as 1612 Linden Avenue (House Number) (Street) Nashville 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 LOUIS CARL KUTTRUFF and wife, JENNA KUTTRUFF their heirs and assigns, forever.

And we do covenant with the said LOUIS CARL KUTTRUFF and wife, JENNA KUTTRUFF 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, except as of record.

And we, Milton Clem and Howard Claude do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said LOUIS CARL KUTTRUFF & wife, JENNA KUTTRUFF, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 1st day of February, 1974

Milton Clem
MILTON CLEM

Howard Claude
HOWARD CLAUDE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton Clem and Howard Claude

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 1st day of February, 1974

Notary Public

Commission expires 5-12-74

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 .....

FEB-4 CONV 18,500.00
FEB-4 STAX A* 48.10
FEB-4 PR'FEE A* .50
FEB-4 WDEED A* 4.00 * 52.60

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

....., Notary Public.

Commission expires .....