BOOK 4809 PAGE 661

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,921.00

Onofre R. Rufo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 74

Jimmy O Smith
Notary Public

MY COMMISSION EXPIRES: 12-9-74

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

MR. J.B. ANNAM, ATTORNEY AT LAW, 626 Gallatin Rd. South, Madison, TN. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Onofre R. Rufo (NAME)	FIDELITY FEDERAL S/L ASSOCIATION (NAME)	42-7-33
728 So. Summerfield (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street, (STREET ADDRESS)	F.B.#11D36680
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE, 37219 (CITY) (STATE) (ZIP)	

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, JAMES E. CROWELL AND WIFE, PATRICIA L. CROWELL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ONOFRE R. RUFO AND WIFE PERLA C..

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:

Being Lot No.77 on the Plan of Bonnie Brae, Sectionn III, of record in Book 2854, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No.77 fronts 100 feet on the easterly side of South Summerfield Drive and runs back 389.7 feet on the southerly line and 462.48 feet on the northerly line which is a broken line, to a dead line in the rear on which it measures 76.38 feet.

Being the same property conveyed to James E.Crowell and Wife, Patricia L. Crowell, by deed from Tennessee District Assemblies of God, as of record in Book 4696, Page 169, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2929, Page 129 and easements, set back lines and conditions of owners' certificate etc. as shown on the Plan of record in Book 2854, Page 61, Register's Office for Davidson County, Tennessee.

Grantors hereby transfer, assign and set over to grantees all their right, title and interest in escrow accounts with Fidexlity Federal S/L. Association.

This is (unimproved ( ) improved (X)) property, known as 728 South Summerfield Drive, Madison, TN. 37115.
(House Number) (Street) (P. O. Address) (City or Town) (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 hands this 6 day of April, 19 74

x James E. Crowell

x Patricia L. Crowell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jimmy O. Smith, a Notary Public in and for said County and State, the within named James E Caswell & wife Patricia L Caswell

the bargainors, 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 Nashville, Tennessee, this 6th day of April 1974.

Commission expires 12-9-74

Jimmy O Smith
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

WARRANTY DEED

FROM

TO

C 5 1 7 8 5

IDENTIF. REFERENCE

APR 26 10 20 AM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR26	CONV	33,921.00				
APR26 S'TAX			A*	88.14		
APR26 PR'FEE			A*	.50		
APR26	W'DEED		A*	4.00	*	92.64