THIS INSTRUMENT WAS PREPARED BY:
Dewey E. Moore
1221 Rugby Drive
Nashville, Tennessee, 37207

WARRANTY DEED

BOOK 1821 PAGE 238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs. Julian Ruffin (NAME)	(NAME)	
1301 Bryan Street	Same	53-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	88 NW
Old Hickory, Tenn.,37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
Ten and No/100---------- *Dollars,* and
Cash in hand paid by Julian B. Ruffin and wife, Jean M. Ruffin, and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, Dewey E. Moore and wife, Esther A. Moore

have this day bargained and sold, and do hereby transfer and convey unto the said
Julian B. Ruffin and wife, Jean M. Ruffin
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 166 of Section "C" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in book 1424, page 66, Register's Office for said County.
Beginning on the easterly margin of Bryan Street at the corner of lots Nos. 166 and 167; thence with the line between said lots eastwardly 60.7 feet to the westerly line of lot No. 157; thence with the west line of lots Nos. 156 and 157 northwardly 59 feet to the southerly margin of Thirteenth Street; thence with the southerly margin of said Street westwardly 50.7 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the easterly margin of Bryan Street; thence with the easterly margin of same southwardly 49 feet to the beginning.
Being the same property conveyed to Dewey E. Moore and wife, Esther A. Moore by deed from Charles C. Perkins and wife, Virginia H. Perkins as of record in Book 4260, Page 211, Register's Office for Davidson County, Tennessee.
Being subject to easements as of record in Book 626, Page 556, Book 662, page 743, and Book 1908, Page 152, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $ 18,500.00
Subscribed and sworn to before me, this the 30th day of May 19 74
Affiant
My commission expires: 11/6/76 (Affix Seal)
Notary Public

This is unimproved ( ) improved (X) property, known as 1301-1303 Bryan Street (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
Julian B. Ruffin and wife, Jean M. Ruffin
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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Julian B. Ruffin and wife, Jean M. Ruffin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *day of* May, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dewey E. Moore
Esther A. Moore

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack H. Webb, a Notary Public in and for said County and State, Dewey E. Moore and wife, Esther A. Moore the within named 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 30th day of May, 19 74

Notary Public

Commission expires 11/6/76

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.....

JUN-3 74 CONV 18,500.00
JUN-3 74 S'TAX A* 48.10
JUN-3 74 PR'FEE A* .50
JUN-3 74 W'DEED A* 4.00 * 52.60

WARRANTY DEED

FROM

Dewey E. Moore, et ux

TO

Julian B. Ruffin, et ux

C 5 7 0 2 3

IDENTIF. REFERENCE

JUN 3 2 31 PM '74

DAVIDSON COUNTY, TENN.

Compliments of

Insurance & Real Estate
914 NORTH FIRST ST. PHONE 262-0713
NASHVILLE, TENN. 37207