FORM NO. WD-1

BOOK 4926 PAGE 594

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 1975

Notary Public

MY COMMISSION EXPIRES: 5-12-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attys. 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS
from information furnished by the parties.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Alvin Ruxer (NAME)	Fidelity Federal Sav. & Loan (NAME)	5DU 52902
4832 Cimarron Way (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	148-15
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	30 PM

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, WILLIAM R. LAWSON, JR. and wife, IDA E. LAWSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACOB ALVIN RUXER and wife, MARY SUZANNE RUXER

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. 115 on the Plan of Apache Hills, Section 3, of record in Book 4175, page 9, Register's Office for said County.

SAID Lot No. 115 fronts 70 feet on the southeasterly side of Cimarron Way and runs back between parallel lines 146.32 feet on the west, and 158.45 feet on the east to a dead line in the rear on which it measures 78.64 feet.

BEING the same property conveyed to William R. Lawson, Jr. and wife, Ida E. Lawson by deed from Curtis H. Gann and wife, Helen E. Gann, of record in Book 4702, page 717, Register's Office for Davidson County, Tennessee.

This is { } unimproved { X } improved property, known as 4832 Cimarron Way, Antioch, Tennessee
(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 hand s this 24th day of June, 19 75

William R. Lawson, Jr.

Ida E. Lawson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Lawson, Jr. and wife, Ida E. Lawson

the 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 24th day of June 19 75.

Commission expires 5-1-76

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

430057-0

WARRANTY DEED

FROM
WILLIAM R. LAWSON, JR. ET UX

TO
JACOB ALVIN RUXER ET UX

D 0 4 4 2 1

IDENTIF. REFERENCE

JUN 25 3 29 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 25 75	CONV	28,000.00			
JUN 25 75	S'TAX		A*	72.80	
JUN 25 75	PR'FEE		A*	.50	
JUN 25 75	W'DEED		A*	4.00	* 77.30