FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,950.00

Walter W.F. Rutz Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 75.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee, 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter W.F. Rutz, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	6DA-51360
131 Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Map 133-3
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30341 (CITY) (STATE) (ZIP)	Par. 131

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, PAUL W. BRUCE, SR. and wife, LILLIE A. BRUCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER W. F. RUTZ, JR. and wife, FRANCES K. RUTZ

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. 171 on the Plan of Glencoe Acres Subdivision, of record in Book 1835, pages 136, 137 and 138, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly margin of Old Antioch Pike, the common corner of Lots 171 and 172 of said plan; thence easterly along the southerly margin of said Pike 95 feet to a point, which is the beginning of a curve, with a radius of 25 feet; thence along said curve, 39.3 feet to a point in the westerly margin of Dumas Drive; thence southerly along the westerly margin of said Drive, 105 feet to a point, the common front corner of Lots 170 and 171; thence westerly 120 feet to a point, thence northerly 130 feet to the point of beginning.

BEING the same property conveyed to Paul W. Bruce, Sr. and wife, Lillie A. Bruce by deed from Neal C. Waldrum and wife, Betty F. Waldrum of record in Book 4308, page 124, Register's office for Davidson County, Tennessee.

This is { unimproved ( ) / improved (X) } property, known as 131 Antioch Pike, Nashville, Tennessee, 37211
(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 15th day of August, 19 75

Paul W. Bruce, Sr.

Lillie A. Bruce

CB 88

STATE OF TENNESSEE
Davidson County

BOOK 4943 PAGE 430

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul W. Bruce, Sr. and wife, Lillie A. Bruce

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 15th day of August 1975.

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

JOHN V. ADAMS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

WARRANTY DEED

FROM PAUL W. BRUCE, SR., et ux

TO WALTER W.F. RUTZ, JR., et ux

D 11946

IDENTIF. REFERENCE

AUG 19 3 45 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

AUG 19	CONV	33,950.00			
AUG 19	S'TAX		A*	88.14	
AUG 19	PR'FEE		A*	.50	
AUG 19 75	W'DEED		A*	4.00	* 92.64

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Paul & WILKINS & ADAMS
Box 8 ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201