BOOK 1960 PAGE 677

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Thomas Richard Rust Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 19 75

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires May 8, 1978

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., 21st Floor, First American Center, Nashville, TN
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Susan J. Hale (NAME) | Fidelity Federal Savings & Loan Association (NAME) | Map 104-5 |
| 3713 Meadowbrook Ave. (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Parcel 200 |
| Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | FB 26W-00375 |

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, THOMAS RICHARD RUST, JR., and wife, ELLEN BROWN RUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN J. HALE, a single person

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 Lots Nos. 434 and 435 on the Plan of Richland Realty Co.'s Addition, Division "C", of record in Book 421, page 31, Register's Office for said County.

SAID Lot No. 434 fronts 50 feet on the southerly side of Meadowbrook Avenue and extends back southerly between lines 233*feet on the west line and 230 feet on the east line to an alley, showing 60 feet on said alley.

SAID Lot No. 435 fronts 50 feet on the southerly side of Meadowbrook Avenue and extends back as shown on said plan, 225 feet on its easterly line and 230 feet on its westerly line to an alley in the rear, on which alley the lot measures 60 feet.

BEING the same property conveyed to Thomas Richard Rust, Jr., and wife, Ellen Brown Rust, by deed from B. B. Houston and wife, Sara Hardison Houston, of record in Book 4645, page 690, said Register's Office.

SUBJECT to 1975 taxes, which have been prorated and assumed by grantee.

* Which measurement is 235' as per survey of John Kohl dated Sept. 12, 1975.

This is unimproved ( ) improved (X) property, known as 3713 Meadowbrook Avenue, Nashville, Tennessee 37205
(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 8th day of October, 19 75

Thomas Richard Rust Jr.
Thomas Richard Rust, Jr.

Ellen Brown Rust
Ellen Brown Rust

STATE OF TENNESSEE
Davidson County

BOOK 4960 PAGE 678

Personally appeared before me, Vicki T. Jacobs, a Notary Public in and for said County and State, the within named Thomas Richard Rust, Jr., and Ellen Brown Rust

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 8th day of October 19 75

Commission expires My Commission Expires May 8, 1979

Vicki T. Jacobs
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

110449-3

WARRANTY DEED

FROM

THOMAS RICHARD RUST, JR., and wife, ELLEN BROWN RUST

TO

SUSAN J. HALE, a single person

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 19599

IDENTIF. REFERENCE

OCT 10 2 44 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| OCT 10 75 | CONV | 26,500.00 | | | | |
| OCT 10 75 | S'TAX | | A* | 68.90 | | |
| OCT 10 75 | PR'FEE | | A* | .50 | | |
| OCT 10 75 | W'DEED | | A* | 4.00 | * | 73.40 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.