ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	FIRST FEDERAL SAVINGS & LOAN	8D-A-8125
(NAME)	(NAME) UNION AT FOURTH	102-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	51
(CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of all of which are hereby acknowledged, we

NOV 11 75 CONV 46,000.00
NOV 11 75 S'TAX A* 119.60
NOV 11 75 PR'FEE A* .50
NOV 11 75 W'DEED A* 4.00 * 124.10

Joseph F. Dearness, Jr. and wife, Ruth A. Dearness

have bargained and sold, and by these presents do transfer and convey unto the said Samuel B. Cruse and wife, Bobbie R. Cruse

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 168 on the Plan of Horton Heights, Section 8, as of record in Book 2133, page 30, Register's Office for said County, described as follows:

Beginning on the northerly margin of Fleetwood Drive at the corner of Lots 167 and 168; thence with the line between said two lots northwardly 356.5 feet; thence north 60° 58' east 51.2 feet to a concrete monument; thence south 54° 26' east 226.4 feet; thence south 25° 45' east 160 feet to the northerly margin of Fleetwood Drive; thence with same westwardly 158 feet to the beginning.

Being the same property conveyed to Joseph F. Dearness, Jr., by deed from Margaret Myatt Hoffman, of record in Book 4636, page 37, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and setback lines of record and taxes for 1975 applicable to said property.

unimproved ( )
This is improved (X) property, known as 6804 Fleetwood Drive (House Number) (Street)
Nashville, Tennessee 37209 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 11th day of November, 1975.

Joseph F. Dearness, Jr. — Ruth A. Dearness

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, V. L. Baldiga, a Notary Public in and for said County and State, the within named Joseph F. Dearness, Jr. and wife, Ruth A. Dearness

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 14th day of November, 19 75.

My commission expires 8-1-77 Notary Public V. L. Baldiga

V. L. BALDIGA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $46,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Samuel B. Cruse

Sworn to and subscribed before me this 14th day of November, 19 75.

My commission expires 8-1-77 Notary Public V. L. Baldiga

V. L. BALDIGA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
This instrument prepared by

Name	STEPHENSON AND LACKEY	Address

First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM JOSEPH F. DEARNESS, JR. AND WIFE, RUTH A. DEARNESS

TO SAMUEL B. CRUSE AND WIFE, BOBBIE R. CRUSE

D 23930

IDENTIF. REFERENCE

Nov 11 3 02 PM '75

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219