RECORDED INSTRUMENT
To: JOHN G. DOAK, Atty.
2525 Lebanon Road
Nashville, Tenn.
37214

BOOK 4995 PAGE 773

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

RICHARD RUGEMER ET UX,

JOYCE RUGEMER

TO

ARTHUR C. FLATT ET UX,

LONA M. FLATT

For draftsman's use
THIS INSTRUMENT PREPARED BY:

John G. Doak, Attorney
2525 Lebanon Rd.
Nashville, Tenn. 37214

Prepared by information furnished to John G. Doak by buyer and seller.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARTHUR C. FLATT ET UX, (NAME)	KIMBROUGH KAVANAUGH & ASSOC. (NAME)	96-13
901 Shauna Dr. (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Pkwy. (STREET ADDRESS)	138
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	96-14
		159 PW

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

FEB 10 2 40 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

335554

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,506.86 x Arthur C. Flatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Feb. 19 76

Mary Elaine Stuart
Notary Public

MY COMMISSION EXPIRES: March 28, 1977

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of Ten ($10.00)

DOLLARS

and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated February 9, 1970 of record in Book 4398, page 143, Register's Office for Davidson County, Tennessee in the original principal amount of $17,500.00

We, Richard Rugemer and wife, Joyce Rugemer have bargained and sold, and by these presents do transfer and convey unto the said

Arthur C. Flatt and wife, Lona M. Flatt

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two Tracts of land in Davidson County, Tennessee, described as follows:
TRACT NO. 1: Being a reserved tract on the Plan of Malvin Heights, as of record in Book 2330, page 83, Register's Office for said County.
Said reserved tract begins at a point on the southerly margin of Allen Road the northeasterly corner of Lot No. 18; thence with the easterly margin of said Lot No. 18 southwardly 120 feet to a concrete monument; thence southeastwardly 123.5 feet to a concrete monument; thence northwardly 198.3 feet to a concrete monument on the southerly margin of Allen Road; thence with said margin of said road westwardly 97.3 feet to the beginning.
TRACT NO. 2: Being Lot No. 18 on the Plan of Malvin Heights, as of record in Book 2330, page 83, Register's Office for said County.
Said Lot No. 18 begins at a point on the easterly margin of Shauna Drive, the common front corner of Lots Nos. 18 and 20; thence with the line between said lots eastwardly 134.5 feet to a concrete monument; thence northwardly 120 feet to a point on the southerly margin of Allen Road; thence with said margin of said road westwardly 120 feet to a concrete monument at the beginning of a curve having a radius of 19.7 feet; thence around said curve southwardly 31.24 feet to a concrete monument on the easterly margin of Shauna Drive; thence with said margin of said drive southwardly 118.99 feet to the point of beginning.

BEING the same property conveyed to Richard Rugemer and wife, Joyce Rugemer by deed from James A. Jacobs and wife, Mary S. Jacobs of record in Book 4597, page 113, Register's Office for Davidson County, Tennessee.

GRANTORS transfer an convey unto Grantees the funds held in escrow and do hereby authorize Kimbrough Kavanaugh & Assoc. to transfer the existing

insurance on the premises to grantees.

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This is unimproved ( ) improved (X) property, known as 901 Shauna Drive Nashville Tenn. 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 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.

And we do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 6th day of February, 19 76

Richard Rugemer
RICHARD RUGEMER

Joyce Rugemer
JOYCE RUGEMER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Rugemer and wife, Joyce Rugemer

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 6th day of February, 19 76

Mary Elaine Walker, Notary Public.

Commission expires May 22, 1977

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

FEB 10 CONV 29,506.86
FEB 10 S'TAX B* 76.70
FEB 10 PR'FEE B* .50
FEB 10 W'DEED B* 4.00 * 81.20

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 .