STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 49,500.00 Richard E. Rugemer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF FEBRUARY 1976

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD E. RUGEMER (NAME)	Commerce Union Bank (NAME)	84-15
100 Blue Hills Court (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	93
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	3D43100

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, LARRY G. CRAIG et ux JOANNE B. CRAIG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD E. RUGEMER et ux JOYCE A. RUGEMER

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. 49 on the Plan of Castlewood Estates, Section I, as of record in Book 2331, page 72, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 49 fronts 47 feet on the northerly side of Blue Hills Court and extends back 209.9 feet on the southerly line and 135.6 feet on the easterly line, to a broken line in the rear, which measures 303 feet.

BEING the same property conveyed to Larry G. Craig and wife, Joanne B. Craig by deed from Thomas V. Barnes and wife, Ann B. Barnes of record in Book 4268, page 886, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 100 Blue Hills Court (House Number) (Street) Nashville, TN 37214 (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 9TH day of FEBRUARY, 19 76

Larry G. Craig

Joanne B. Craig

STATE OF TENNESSEE
Davidson County

BOOK 4995 PAGE 996

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY G. CRAIG et ux JOANNE B. CRAIG

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 9TH day of FEBRUARY 1976.

Commission expires 2-5-77

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

WARRANTY DEED

FROM

LARRY G. CRAIG

TO

RICHARD E. RUGEMER

D 35672

CROSS REFERENCE

FEB 11 10 58 AM '76

DAVIDSON COUNTY TENN.

Attorneys Title Company
Title Guaranteed
P.O. Box 8 NASHVILLE, TENN.

WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

FEB 11 76	CONV	49,500.00			
FEB 11 76	S'TAX		B*	128.70	
FEB 11 76	PR'FEE		B*	.50	
FEB 11 76	W'DEED		B*	4.00	* 133.20

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