New Owner: Donald W. Ruskin
1508 Stratton Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
HOME FEDERAL SAV. & LOAN
230 4th Avenue North
Nashville, Tenn.
37219

This instrument prepared by: L. O. Hardaway
Nashville, Tenn. 37206

WARRANTY DEED

BOOK 5030 PAGE 189

ATTORNEYS TITLE COMPANY

83-6
312 PM

For and in Consideration of the sum of $17,000.00--

---------Seventeen Thousand and No/100---------- DOLLARS

cash, paid by Donald W. Ruskin and wife, Kathryn E. Ruskin, the receipt of which is hereby acknowledged, we, Herbert L. Anderson and J. Stewart Bronaugh, Sr. as executors of the will of Idah Lee Kirkpatrick, deceased,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value , whichever is grater, for this transfer is $17,000.00

Affidant: Donald W Ruskin

Subscribed and sworn to before me, this 26th day of May, 1976

Darcy Kelley
Notary Public

My commission expires 9/16/78

we have bargained and sold, and by these presents do transfer and convey unto the said

---Donald W. Ruskin and wife, Kathryn E. Ruskin

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being the westerly part of Lot No. 14 on the Map showing Olivia W. Sharpe's Second Addition to Nashville, as of record in book 421, page 176, R.O.D.C, Tenn. described as follows: Beginning on the southerly margin of Stratton Avenue, 104 feet west of the westerly margin of 16th Street, being the northwest corner of the property conveyed to M.L.Clayton, by deed from Olivia W. Sharpe of record in book 626, page 195, said Register's Office; thence with the southerly margin of Stratton Avenue westwardly 104 feet to the easterly margin of an alley; thence with said alley southwardly 71.2 feet; thence easterly 104 feet to the southwest corner of the Clayton Property; thence with Clayton's westerly line, northwardly 71.3 feet, more or less, to the beginning.

Being the same property conveyed to Miss Idah Lee Kirkpatrick by deed from William H. Gardner and wife, of record in book 1198, page 303, said Register's Office. The said Idah Lee Kirkpatrick having since died and her will is recorded in Will Book 113, page 718, County Court of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald W. Ruskin and wife, Kathryn E. Ruskin, their heirs and assigns, forever.

And We do covenant with the said Donald W. Ruskin and wife, Kathryn E. Ruskin 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., Taxes for 1976, which are being prorated as of date of Deed., (Field Book No. 23W-9780)

And Herbert L. Anderson and J. Stewart Bronaugh, Sr. as executors do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said Donald W. Ruskin and wife, Kathryn E. Ruskin, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 18th day of May, 19 76.

Herbert L. Anderson, Executor

J. Stewart Bronaugh, Sr., Executor

STATE OF TENNESSEE
Davidson County.

BOOK 5030 PAGE 191

Personally appeared before me, L. O. Hardaway, a Notary Public in and for said County and State, the within named J. Stewart Bronaugh, Sr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 18 day of May, 19 76

L. O. Hardaway, Notary Public

Commission Expires Nov. 21, 1979

STATE OF Tennessee
County of Hamilton

Personally appeared before me, Macil K. West, a Notary Public in and for said County and State, the within named Herbert L. Anderson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chattanooga, Hamilton County, this 20th day of May, 19 76

Macil K West, Notary Public

Commission Expires July 2, 1978

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

...,800-4 ...e Room,
Return to Home Federal

WARRANTY DEED

FROM

Herbert L. Anderson and,

J,Stewart Bronaugh,Sr.Executors

TO

Donald W.Ruskin and wife

Kathry...E. Ruskin

MAY28 76
RECORDED
MAY28 76
REGISTER'S TAX
MAY28 76
CLERK

D 5 1 4 0 0

IDENTIF. REFERENCE

MAY 28 3 28 PM '76

FEE, ... REGISTER
DAVIDSON COUNTY, TENN.

17,000.00

B* 44.20
B* .50
B* 8.00 * 52.70

Attorneys Title Company

Titles Guaranteed

Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

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