BOOK 5030 PAGE 995

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby W.Kleiser & Marietta K.Carter	Advance Mortgage Corp.	
(NAME) 244 Willard Drive	(NAME) Advance Building P.O.Box 146	Map 148-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Detroit, Michigan 48232	Parcel 13
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, William L. Ethridge, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruby W. Kleiser and Marietta K. Carter, as joint tenants with right of survivorship

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. 139 on the Plan of Haywood Acres, Section 5, as of record in Book 3106, page 67, Register's Office for said County.

Said Lot No. 139 fronts 329.58 feet on the northerly side of Willard Drive and runs back 210.0 feet on the westerly line and 119.79 feet on the easterly line which is a broken line to a broken dead line in the rear, on which it measures 219.02 feet.

Being the same property conveyed to William L. Ethridge and wife, Rita J. Ethridge, by deed from Percy B. Carter, Jr. and wife, Orangie E. Carter, of record in Book 4143, page 145, said Register's Office, and to William L. Ethridge, Jr. by virtue of divorce decree #58211, Probate Court for Davidson County, Tennessee, of record in Book 4765, page 787, Register's Office for said County.

(William L. Ethridge, Jr. is one and the same person as William L. Ethridge)

It is understood and agreed that Grantees will assume an indebtedness secured by a deed of trust of record in Book 3934, page 554, said Register's Office, said indebtedness being payable to Advance Mortgage Corporation.

unimproved ( )
This is improved (X) property, known as 244 (House Number) Willard Drive (Street) (P. O. Address) Nashville, TN (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 successors, assigns 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 My hand this 27 day of May, 19 76

William L. Ethridge Jr.

Elizabeth K. Ethridge

BOOK 5030 PAGE 996

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, John H. Demerick, Jr., a Notary Public in and for said County and State, the within named William L. Ethridge, Jr. the bargainor with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn. this 27 day of May, 1976

Commission Expires: Nov. 13, 1979

John H. Demerick, Jr.
Notary Public

JOHN H. DEMERICK, JR. NOTARY PUBLIC DAVIDSON COUNTY

STATE OF)
COUNTY OF)

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 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 official seal at office at on this day of , 19

My Commission Expires:

Notary Public

WARRANTY DEED

FROM William L. Ethridge, Jr.

TO Ruby W. Kleiser and Marietta K. Carter, as joint tenants with right of survivorship

D 51754

IDENTIF. REFERENCE

JUN 2 1 10 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

JUN-2[illegible]	CONV	33,900.00			
JUN-2[illegible]	S'TAX		B*	88.14	
JUN-2[illegible]	PB'FEE		B*	.50	
JUN-2[illegible]	W'DEED		B*	4.00	* 92.64

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 33,900.00

Subscribed and sworn to before me this 27th day of May, 1976

My Commission Expires: April 24, 1978

Phillip L. Gleaves
Notary Public

PHILLIP L. GLEAVES NOTARY PUBLIC DAVIDSON COUNTY