BK 5037 PG 914

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 1976

Notary Public

MY COMMISSION EXPIRES: 7/19/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred S. Beesley (NAME)	Fidelity Federal Savings& Loan Assn. (NAME)	8D 49935
754 Brownlee Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	115-8
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	9

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, Walter E. Rutkowski et ux Joan T. Rutkowski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred S. Beesley et ux Laurie C. Beesley

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:

BEING LOt No. 61 on the Plan of Brookmeade Subdivision, Section IV, as of record in Book 2133, Page 93, Register's Office for said County.

SAID Lot No. 61 fronts 119 feet on the easterly side of Brownlee Drive and runs back 352 feet on the northerly line and 399.4 feet on the southerly line, to a dead line in the rear, measuring 127.7 feet thereon.

BEING the same property conveyed to Walter E. Rutkowski et ux Joan T. Rutkowski by deed from Bennett M. Baldwin et ux Sandra M. Baldwin of record in Book 4509, Page 784, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 2278, Page 447, and any existing easements of record.

unimproved ( )
This is improved (X) property, known as 754 Brownlee Drive, Nashville, TN 37205
(House Number) (Street) (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 21st day of June, 19 76

WALTER E. RUTKOWSKI:

JOAN T. RUTKOWSKI:

BOOK 5037 PAGE 915

STATE OF TENNESSEE
Davidson County

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **Walter E. Rutkowski et ux Joan T. Rutkowski**

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 **21st** day of **June** 19**76**

Commission expires ~~7/19/78~~

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

Loan # 560209-9

WARRANTY DEED

FROM

WALTER E. RUTKOWSKI ET UX

TO

FRED S. BEESLEY ETUX

D 54954

IDENTIFICATION REFERENCE

JUN 22. 2:30 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

JUN 22 76	CONV	42,000.00			
JUN 22 76	S'TAX		B*	109.20	
JUN 22 76	PR'FEE		B*	.50	
JUN 22 76	W'DEED		B*	4.00	* 113.70

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207