THIS INSTRUMENT PREPARED BY
Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5054 PAGE 677

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Billy Frank Rutledge and wife, Mary Frances Rutledge	SECURITY FEDERAL (NAME)	
1619 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER)	2700 FRANKLIN ROAD (STREET ADDRESS)	117-11
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE 37204 (CITY) (ZONE) (STATE)	68

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

I, Marie Smith Crain

have this day bargained and sold, and do hereby transfer and convey unto the said Billy Frank Rutledge and wife, Mary Frances Rutledge, their

~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being the west 170 feet of Lot Number 18 on the Map of Glen Echo Subdivision not of record and described according to a survey made by W. B. Southgate, Surveyor, in August, 1925, described as follows:

Beginning at a point in the southerly margin of Graybar Lane, formerly Watkins Street, at a point 680 feet west of the westerly margin of Belmont Boulevard being the northwest corner of the property conveyed to Herbert W. Lindahl and wife, Ester V. D. Lindahl, by deed from J. Douglas Wright and wife, of record in Book 1199, page 190 of the Register's Office for Davidson County, Tennessee; thence with Lindahl's westerly line, southerly 400 feet to the north line of Lot number 23 of the said subdivision; thence with the line between lots 18 and 23 westerly 170 feet to the common corner of lots numbers 17, 18, 23, and 24; thence with the line between Lots 17 and 18, northerly 400 feet to a point in the southerly margin of Graybar Lane; thence with the southerly margin of the same, easterly 170 feet to the point of beginning.

Being the same property conveyed to J. E. Crain and wife, Marie S. Crain by deed from W. H. Waggoner and wife, of record in Book 1512, page 253, Register's Office for said County, the said J. E. Crain having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $61,750.00

Subscribed and sworn to before me, this the 3rd day of August 19 76

Affiant Billy Frank Rutledge

My commission expires: My Commission Expires August 15, 1979

Notary Public

This is unimproved ( ) improved ( ) property, known as 1619 Graybar Lane, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Billy Frank Rutledge and wife, Mary Frances Rutledge, their

~~successors~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Billy Frank Rutledge and wife Mary Frances Rutledge, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 3rd *day of* August, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marie Smith Crain

Marie Smith Crain

BOOK 5054 PAGE 678

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD, JR., a Notary Public in and for said County and State, Marie Smith Crain

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

Witness my hand and official seal at Nashville, Davidson County Tennessee, this 3rd day of August, 19 76

George V. Crawford Jr.
Notary Public

Commission expires

My Commission Expires August 15, 1979

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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.....

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by Grantees.

(2) Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by J. E. Crain and wife, Marie S. Crain, across premises as set out in instrument of record in Book 4076, page 374, Register's Office for Davidson County, Tennessee.

AUG-6 76	CONV	61,750.00			
AUG-6 76	S TAX		B*	160.42	
AUG-6 76	PR FEE		B*	.50	
AUG-6 76	W DEED		B*	4.00	* 164.92

WARRANTY DEED

FROM Marie Smith Crain

TO Billy Frank Rutledge and wife, Mary Frances Rutledge

D 62077

IDENTIF. REFERENCE

AUG 6 11 20 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238