This instrument is prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5059 PAGE 676

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Rufus T. Rundlett et ux	Security Federal Savings & Loan	MAP - 158 - 4
(NAME)	(NAME)	
6021 Sherwood Drive	P. O. Box 40403	Parcel - 2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37204	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Rufus T. Rundlett and wife, Cona M. Rundlett and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Allison Tallman Henson Hardwick and Albert Blake Hardwick, her Husband

have this day bargained and sold, and do hereby transfer and convey unto the said Rufus T. Rundlett and wife, Cona M. Rundlett

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 470 on the Plan of Hillsboro Park, Section VI, as of record in Book 2663, page 95, Register's Office for said County.

Said Lot No. 470 fronts 202.3 feet on the northerly side of Sherwood Drive and extends back 473 feet on the westerly line and 413.3 feet on the easterly line to a dead line in the rear on which it measures 202 feet.

Being the same property conveyed to George H. Henson, Sr. and wife, Allison T. Henson, by deed from Estes-Taylor Company, of record in Book 3761, page 127, Register's Office for said County, and said parties having since divorced and property being vested in Allison Tallman Henson by divorce decree of record in Book 4700, page 111, Register's Office for said County.

This conveyance is subject to Easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on plan of record in Book 2663, page 95, Register's Office for Davidson County, Tennessee, and restrictive covenants in Book 2435, page 237, as amended by instruments of record in Book 2603, page 440, and Book 4207, page 397, and placed on premises by instrument of record in Book 2855, page 475, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 54,000.00

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

Affiant

My commission expires: 29 APR 79 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE

This is unimproved ( ) improved (X) property, known as 6021 Sherwood Drive (House Number) Nashville, Tennessee (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 Rufus T. Rundlett and wife, Cona M. Rundlett

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 for 1976 taxes which are prorated and assumed by the purchasers.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rufus T. Rundlett and wife, Cona M. Rundlett

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 19th *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.*

X Allison Tallman Henson Hardwick

Albert Blake Hardwick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Unsigned, a Notary Public in and for said County and State, Allison Tallman Henson Hardwick, and Albert Blake Hardwick, her Husband

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

Witness my hand and official seal at Nashville this 19th day of August, 19 76

Commission expires 29 APR 79

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

AUG23 76	CONV	54,000.00			
AUG23 76	S'TAX		B*	140.40	
AUG23 76	FR'FEE		B*	.50	
AUG23 76	W'DEED		B*	4.00	* 144.90

WARRANTY DEED

FROM
Allison Tallman Henson

TO
Rufus T. Rundlett et ux

Mail cnv.

D 64257

IDENTIF. REFERENCE

AUG 23 8 58 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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