BOOK 5061 PAGE 65

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,250.00

Hardy Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 1976

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., 401 Union Street, Nashville, TN.37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hardy Morgan et ux (NAME)	First Federal Savings & Loan (NAME)	16DA 00625
1903 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union (STREET ADDRESS)	Map 117-4
Nashville, TN. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	Par 315

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 BILLY FRANK RUTLEDGE AND WIFE, MARY F. RUTLEDGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARDY MORGAN AND WIFE, TERESA MORGAN

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 the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A. B. Montgomery's Land, as of record in Plan Book 1, page 22, Chancery Court at Nashville, described as follows:

BEGINNING on the southerly margin of Ellenway or Cedar Lane at a point 90 feet west of the westerly margin of Battery Place, extended; thence with the southerly margin of Ellenway or Cedar Lane, westwardly 80 feet; thence southwardly 160 feet to the northerly margin of an alley; thence with said alley, eastwardly 70 feet to a point 90 feet west of the westerly margin of Battery Place, extended; thence northwardly, parallel with the westerly margin of Battery Place, extended, 160 feet to the beginning.

BEING the same property conveyed to Billy Frank Rutledge, single, by deed from Nonye S. Bassett and Helen B. Burnett of record in Book 4559, page 151, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 1903 Cedar Lane (House Number) (Street) Nashville, TN. 37212 (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 my hand s this 17th day of August, 19 76

Billy Frank Rutledge

Mary F. Rutledge

STATE OF TENNESSEE
Davidson County

BOOK 5061 PAGE 66

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Frank Rutledge and wife, Mary F. Rutledge

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, Tennessee, this 17th day of August, 19 76

Commission expires 2-5-77

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 (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

WARRANTY DEED

FROM

Billy Frank Rutledge and wife,

Mary F. Rutledge

TO

Hardy Morgan and wife,

Teresa Morgan

D 64445

IDENTIF. REFERENCE

AUG 23 1 59 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

AUG 23 76	CONV	44,250.00		
AUG 23 76	S'TAX		B*	114.92
AUG 23 76	PR'FEE		B*	.50
AUG 23 76	W'DEED		B*	4.00 * 119.42

Filed 1:59 PM

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WILLIAMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219