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This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

Form #WD5

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip C. Rutledge (NAME)	Fidelity Federal Savings & Loan (NAME)	103-10
720 -722 Branch Creek Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	20
Nashville Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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

----------($10.00)---------- *Dollars,*

cash in hand paid by Phillip C. Rutledge and wife, Lynette K. Rutledge, and other good and valuable considerations, the receipt of which is hereby acknowledged,

ANDREWS PROPERTIES, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

PHILLIP C. RUTLEDGE AND WIFE, LYNETTE K. RUTLEDGE, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, said Register's Office.

Said Lot No. 39 fronts 75 feet on the southerly margin of Branch Creek Road and extends back 147.1 feet on the northeasterly line and 144.9 feet on the southwesterly line to a dead line in the rear which measures 75 feet thereon..

Being part of the same property conveyed to Andrews Properties, Inc. by deed from Nelson C. Andrews and wife, Sue Andrews of record in Book 5107,page 420, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,300.00

Subscribed and sworn to before me, this the 20th. day of April 19 77

Phillip C Rutledge
Affiant

My commission expires: (L) Notary Expires June 2, 1980 (Affix Seal)

Jody S. Wells
Notary Public

This is unimproved ( ) improved (X) property, known as 720-722 Branch Creek Road, Nashville, Tennessee
(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

Phillip C. Rutledge and wife, Lynette K. Rutledge, their

(successors), *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Phillip C. Rutledge and wife, Lynette K. Rutledge, their

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

Witness my *hand* *this* 20th. *day of* April, *19* 77, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Andrews Properties, Inc.

By: Sue Andrews
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Judy S. Wells, *a Notary Public of the State and County aforesaid, personally appeared* Sue Andrews, *with whom I am personally acquainted, and who, upon oath, acknowledged* herself *to be* Secretary *of the* Andrews Properties, Inc., *the within named bargainor, a corporation, and that* she *as such* Secretary *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* herself *as* Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 20th. *day of* April, 1977.

Judy S. Wells *Notary Public*

Commission expires My Commission Expires Aug 2, 1980

JUDY S. WELLS NOTARY PUBLIC DAVIDSON COUNTY

L # 430195-9

WARRANTY DEED

FROM

Andrews Properties, Inc.

TO

Phillip C. Rutledge et ux.

D 99912

IDENTIF. REFERENCE

APR 21 3 16 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

APR21'77	CONV	39,300.00			
APR21'77	S'TAX		B*	102.18	
APR21'77	PR'FEE		B*	.50	
APR21'77	M'DEED		B*	4.00	* 106.68

Attorneys TITLE COMPANY
STAHLMAN BUILDING