FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 19 77

Notary Public at Large

MY COMMISSION EXPIRES: My Commission Expires Aug. 14, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney-2525 Lebanon Rd. Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Rutledge et ux	Fidelity Fed. S. & L. Assoc.	
(NAME)	(NAME)	96-1
2608 Bluefields Ave.	401 Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	78
Nashville, Tenn. 37214	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, E. R. Sanders, Jr., and wife, Elise A. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Rutledge and wife, Marcy P. Rutledge

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 Davidson County, Tennessee, being part of Lots 3 and 4, of Bluefields Section 1 of record in Book 843, page 16, Register's Office for Davidson County Tennessee, and Lot 5 on R. D. Stanford's Subdivision of Lots 1 through 10 inclusive of Bluefields Subdivsion, not of record.

BEGINNING at a point in the northerly margin of Bluefield Avenue 40 feet west of common corners of Lots 3 and 4 of said Bluefields Subdivision being common corners of Lots 4 and 5 of Stanford's Subdivision; thence northerly with the line between Lots 4 and 5 of Stanfords Subdivision 300 feet more or less to a point, the easterly margin of Lebanon Road, being the viaduct over the Tennessee Central Rail Road; thence easterly with the southerly margin of Lebanon Road 83.7 feet to a point 31.3 feet east of common corners of Lots 3 and 4 of Bluefields Subdivision and being common corner of Lot 5 and 6 of Stanford's Subdivision; thence southerly with line between Lots 5 and 6 of Stanford's Subdivision 317 feet more or less to a point in northerly margin of Bluefield Avenue; thence with the northerly margin of Bluefields Avenue westerly 75 feet to the beginning.

BEING the same property conveyed to E. R. Sanders, Jr., and wife, Elise A. Sanders by deed from R. Lee Thomas and wife, Leah S. Thomas, of record in Book 5130, page 865, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved XX property, known as 2608 Bluefields Nashville, Tennessee 37214
(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 27th day of May, 19 77

E. R. Sanders, Jr.:

Elise A. Sanders:

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. R. Sanders, Jr., and wife, Elise A. Sanders

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 27th day of May, 1977.

Commission expires [illegible], 1978

Notary Public at Large

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

$40,000.00 560378-1

WARRANTY DEED

FROM

E. R. SANDERS, JR., ET UX,

ELISE A. SANDERS

TO

STEVEN S. RUTLEDGE ET UX,

MARCY P. RUTLEDGE

LOCKEY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 0 6 3 8 8

IDENTIFICATION REFERENCE

MAY 31 3 47 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RD 40 000 00	MO
WD 400	MS
TD	ST 104 00
CC	ST
MR	PF 50
UCC	TOTAL 108 50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.