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

BOOK 5160 PAGE 37

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jadeanne W. Austell	Security Federal Sav. & Loan Assn.	MAP- 142-14
(NAME)	(NAME)	
729 Harpeth Parkway, West	P. O. Box 15917	Parcel - 35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tenn. 37215	
(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 Jadeanne W. Austell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Rory G. Cruser and wife, Carol W. Cruser

have this day bargained and sold, and do hereby transfer and convey unto the said Jadeanne W. Austell

her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, pages 93, and 94, Register's Office for said County.
Said Lot No. 50 fronts 90 feet on the southerly side of Harpeth Parkway West and extends back between parallel lines 175 feet to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Rory G. Cruser and wife, Carol W. Cruser, by deed from H. N. Burns and wife, Ruth Burns, recorded in Book 4588, page 892, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities, 30-foot building set-back line from Harpeth Parkway West and conditions of owner's certificate as shown on Plan of record in Book 3600, pages 93, & 94, and restrictive covenants of record in Book 3857, page 858, 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 $ 43,500.00

Subscribed and sworn to before me, this the 14th day of June 19 77

My commission expires: 2-10-70 (Affix Seal)

Affiant: Bobbie Kuykendall

Notary Public: Wanda Felts

This is unimproved ( ) improved (X) property, known as 729 Harpeth Parkway West (House Number) (Street) Nashville, Tennessee 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 Jadeanne W. Austell

her *(successors),*

heirs and assigns forever. We *covenant that* we are *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 1977 taxes which are prorated and assumed by the purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jadeanne W. Austell

her

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

Witness our hand s *this* 13th *day of* June *, 19* 77 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Rory G. Cruser

X Carol W. Cruser

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ KNOX

Personally appeared before me, Robbie R. Smith, *a Notary Public in and for said County and State,* Rory G. Cruser and wife, Carol W. Cruser

the within named 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 Knoxville *Tennessee, this* 13th *day of* June, *19* 77

Robbie R. Smith *Notary Public*

Commission expires My commission expires Aug. 21, 1977.

NOTARY PUBLIC KNOX CO. TENN.

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 .....

JUN16	CONV	43,500.00			
JUN16	S'TAX		B*	113.10	
JUN16	PR'FEE		B*	.50	
JUN16	W'DEED		B*	4.00	* 117.60

WARRANTY DEED

FROM
Rory G. Cruser et ux

TO
Jadeanne W. Austell

E09340

IDENTIF. REFERENCE

JUN 16 9 47 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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