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Address New Owner as Follows	Send Tax Bills To:	Map-Parcel Numbers
WILLIAM J. FUDGE	WILLIAM J. FUDGE	MAP 82-9
(name)	(name)	
~~406 Taylor St.~~ 4061 Matilda Dr.		PARCEL 92
(Street Address)	(Street Address)	
Nashville, Tn. ~~37208~~ 37207		
(City) (State) (Zip)	(City) (State) (Zip)	

WARRANTY DEED

WHEREAS, the undersigned, CLARENCE EDWARD SCHUTT, is the Executor of the Will of Mary Elizabeth Schutt, Deceased, whose Will is of record in Will Book 113, Page 181, Probate Court for Davidson County, Tennessee; and

WHEREAS, under the terms of said Will the real property hereinafter described was directed to be sold and the monies received to be divided equally between the persons, mentioned therein, which provisions are contained in Numbered Paragraph 1. of said Will; and

WHEREAS, WILLIAM J. FUDGE and wife, MARTHA L. FUDGE, have offered to purchase from the undersigned, Executor, certain real property hereinafter mentioned, and described, which is the same property mentioned in said Numbered Paragraph 1. of the Will of Mary Elizabeth Schutt, Deceased, for the sum of $5,000.00 cash; and

WHEREAS, the undersigned has agreed to accept said offer to purchase and to sell said real property for said sum of Five Thousand ($5,000.00) Dollars cash.

Now, therefore, I Clarence Edward Schutt, Executor under the Will of Mary Elizabeth Schutt, Deceased, in consideration of said sum of Five Thousand ($5,000.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and by there presents do hereby transfer and convey unto the said William J. Fudge and wife, Martha L. Fudge, their heirs and assigns, said certain tract or parcel of land in Davidson County, Tennessee, described as follows

Land in Davidson County, Tennessee, being part of Lot No. 65 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, pages 606 to 609, Register's Office for said County.

Said part of Lot No. 65 fronts 35 feet on the northerly side of Taylor Street and extends back parallel with the alley 117 feet, more or less, to an alley in the rear of said lot.

Said property was devised to Dennis Schutt, Sherilyn Schutt, Marcia Schutt, Linda Schutt, Elizabeth Jean Montgomery and Constance Bell Montgomery by will of Mary Elizabeth Schutt, deceased, of record in Will Book 113, page 181, Probate Court for said County.

This is improved property known as 406 Taylor Street, Nashville, Tennessee, 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William J. Fudge and wife, Martha L. Fudge, their heirs and assigns, forever. And I, Clarence Edward Schutt, Executor of the Will of Mary Elizabeth Schutt, do covenant with the said William J. Fudge and wife, Martha L. Fudge, that the estate of Mary Elizabeth Schutt, is lawfully seized and possessed of said land in fee simple, and I as Executor of her will have a good right to convey it, and the same is unencumbered, except for the 1977 Metropolitan Taxes which have been pro-rated between the parties and assumed by grantees, and Zoning regulations of the Metropolitan Government of Nashville and Davidson County, Tennessee, and as Executor of said Estate I do

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further covenant and bind said estate to warrant and forever defend the title to the said land to the said William J. Fudge and wife, Martha L. Fudge, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS whereof, I have hereunto set my hand at Nashville, Tennessee on this the 19 day of August, 1977.

E 21493
IDENTIF. REFERENCE
AUG 19 3 06 PM '77
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Clarence Edward Schutt Executor
CLARENCE EDWARD SCHUTT, Executor of the Will of Mary Elizabeth Schutt, Deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, JESSIE DIANE JONES, a Notary Public in and for said County and State, the within named CLARENCE EDWARD SCHUTT, Executor of the Will of Mary Elizabeth Schutt, Deceased, 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 office in Nashville, Tennessee, this 19th day of August, 1977.

Jessie Diane Jones
Notary Public for the State of Tennessee at Large

JESSIE DIANE JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Feb. 1, 1981

THIS INSTRUMENT PREPARED BY:
RICHARD MARSHALL, Attorney
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 5,000.00
William J. Fudge
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 1977.
Deputy Register

AUG 19	CONV	*5,000.00			
AUG 19 S'TAX			B*	13.00	
AUG 19 PR'FEE			B*	.50	
AUG 19	W'DEED		B*	4.00	* 17.50