FILE BOX 3

BOOK 5186 PAGE 398

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,060.00 Lawrence R. Rouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 1977.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence R. Rouse (NAME)	Guaranty Mortgage Company (NAME)	Map 96-14
3051 Boulder Park Dr. (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 228
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	3DZ-61628

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, WE Laura R. Bates and Lee E. Putman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence R. Rouse et ux. Vivian Rouse

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:

BEING Lot No. 44 on the plan of Hickory Bend Subdivision, as of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Laura R. Bates by deed from Louie E. Johnston, Jr., et ux. Mary Susan Johnston, as of record in Book 5071, Page 512, and by Quitclaim Deed from Lee E. Putman as of record in Book 5142, Page 520, Register's Office for said county.

THIS conveyance is subject to restrictive covenants of record in Book 3642, Page 478, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4703, Page 571, Register's Office for Davidson County, Tennessee, securing a promissory note dated April 30, 1973, payable to the order of Guaranty Mortgage Company, with a present unpaid principal balance of approximately $19,662.22, which Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved ( ) property, known as 3051 Boulder Park Drive Donelson, Tenn.
(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 15th day of August, 1977

Lee E. Putman Laura R. Bates

I, Lee E. Putman join in this conveyance to convey any and all marital rights I have to said property.

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 Lee E. Putman and Laura R. Bates

the bargainors, 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 15th day of August, 19 77

Commission expires 2/8/78

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

FILE BOX 3

WARRANTY DEED

FROM
Laura R. Bates

TO
Lawrence R. Rouse

E 21501

IDENTIF. REFERENCE

AUG 19 3 12 PM '77

FELIX Z [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 19 77		CONV	32,060.00		
AUG 19 77	S'TAX			B*	83.46
AUG 19 77	PR'FEE			B*	.50
AUG 19 77		W'DEED		B*	4.00 * 87.96

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.