WARRANTY DEED

BOOK 5287 PAGE 268

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40773-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 1978

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Rutledge (NAME)	Fedelity Federal Savings & Loan (NAME)	96-1-
2608 Bluefields (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pcl 78 Ds
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (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, Steven S. Rutledge and wife, Marcy P. Rutledge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph M. Rutledge and wife, Betty S. 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 Subdivision, 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 Steven R. Rutledge and wife, Marcy P. Rutledge by deed from E.R. Sanders, Jr., and wife, Elise A. Sanders, as of record in Book 5153, page 92, said Register's Office. For the purposes of this instrument Steven R. Rutledge and Steven S. Rutledge are one and the same person, Steven S. Rutledge being his correct name.

*(over)

unimproved ( ) This is improved (X) property, known as 2608 Bluefields Avenue, Nashville, TN. 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 16th day of May, 1978

+ Steven S Rutledge
Steven S. Rutledge

+ Marcy P. Rutledge
Marcy P. Rutledge

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven S. Rutledge and wife, Marcy P. Rutledge

the bargainor, 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, TN. this 16th day of May, 1978

Notary Public.

Commission Expires 11-12-80

STATE OF
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 purpose 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

*The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5153, page 94, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

E 6 6 1 2 5

IDENTIF. REFERENCE

MAY 18 11 50 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 18 78	CONV	40,773.00			
MAY 18 78 S'TAX			B*	106.08	
MAY 18 78 PR'FEE			B*	.50	
MAY 18 78	W'DEED		B*	4.00	* 110.58

MAIL TO:
W. G. TRABER
P.O. Box 2237
NASHVILLE, TENN. 37214

WARRANTY DEED

FROM
Steven S. Rutledge et ux

TO
Joseph M. Rutledge et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York