BOOK 5292 PAGE 636 FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,500.00

Douglas C Ruschman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY JR. 1978

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Charles Ruschman (NAME)	The Galbreath Mortgage Company (NAME)	MAP 64-12
4820 Cascade Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	PAR 21
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	4D-60526

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 Harold R. Varden, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Charles Ruschman and wife Helen Jean Ruschman

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. 291 on the plan of Sherwood Forest, Section 4, as of record in Plat Book 4460, Pages 182 and 183, 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 Harold R. Varden, Trustee, by deed from Clarence H. Austin and wife, Betty Sue Austin, as of record in Book 4997, Page 928, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 4704, Page 448, Register's Office for said County.

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

FILE BOX 3

This is improved (X) unimproved ( ) property, known as 4820 Cascade Drive (House Number) (Street) Old Hickory, TN 37138 (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 my hand this 26TH day of MAY, 1978

Harold R. Varden, Trustee — Harold R. Varden, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold R. Varden, Trustee

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 Nashville, Tennessee, this 26TH day of MAY 19 78

Commission expires 2-12-80

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

WARRANTY DEED

FROM
Harold R. Varden, Trustee

TO
Douglas Charles Ruschman

E 6 8 4 7 3.

IDENTIF. REFERENCE

JUN 1 10 35 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

JUN-1 78	CONV	40,500.00			
JUN-1 78	S'TAX		B*	105.30	
JUN-1 78	PR'TEE		B*	.50	
JUN-1 78	W'DEED		B*	4.00	* 109.80