BOOK 5343 PAGE 983 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Charles Pat Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Sept., 1978

Notary Public

MY COMMISSION EXPIRES: 10-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., Attorney at Law, 2211 Crestmoor Road, Nashville, Tn 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES PAT TAYLOR, et ux (NAME)	Home Federal Savings & Loan Asso. (NAME)	102-14-61
829 Clematis Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	8DZ-54330
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, TED A. RUTLEDGE and wife, KAREN B. RUTLEDGE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES PAT TAYLOR and wife, JUDITH C. TAYLOR

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 Lot No. 321 on the Plan of Brook Meade, Section IX, as of record in Book 2331, pages 34 and 35, Register's Office for said County.

Said Lot No. 321 fronts 146.8 feet on the southerly margin of Clematis Drive and extends back between lines 328 feet on the easterly side and 362.7 feet on the westerly side to a dead line, measuring 125.6 feet thereon.

Being the same property conveyed to Ted A. Rutledge by deed from John P. Kysar and wife, Alice L. Kysar of record in Book 4602, page 613, said Register's Office and by Divorce Decree of the 5th Circuit Court for Davidson County, Tennessee, number 78865 of record in Minute Book 30-C, page 1466, Clerk's Office for Davidson County, Tennessee.

As part of the consideration for this transfer the Grantees agree to assume and pay the unpaid belance of a certain note in the original principal amount of $25,700.00 secured and evidenced by Deed of Trust of record in Book 4602, page 615, Register's Office for said County, in favor of Home Federal Savings and Loan Association and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed and Trust is transferred and conveyed to the Grantees.

This conveyance is subject to 1978 property taxes which the Grantees assume, to the restrictive covenants of record in Book 2436, page 553 and to the limitations shown on the plan of record in Book 2331, page 34 and 35, all of record in the Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 829 Clematis Drive, Nashville, Tennessee 37205
(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 29th day of September, 19 78

Ted A. Rutledge
TED A. RUTLEDGE

Karen B. Rutledge
KAREN B. RUTLEDGE

B 2373 P 204

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 TED A. RUTLEDGE and wife, KAREN B. RUTLEDGE,

the 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 Nashville, Tennessee, this 29th day of September, 1978.

Commission expires 10-15-81

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 (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 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

WARRANTY DEED

FROM
TED A. RUTLEDGE ET UX

TO
CHARLES PAT TAYLOR ET UX

E 9 1 4 0 8

IDENTIF. REFERENCE

SEP 29 10 32 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 29 78	CONV	61,000.00			
SEP 29 78	S'TAX		B*	158.60	
SEP 29 78	PR'FEE		B*	.50	
SEP 29 78	W'DEED		B*	4.00	* 163.10