Return to Guaranty Esc. Ser.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ella Ruth Rutledge (NAME)	Mercantile Mortgage Company (NAME)	142-4-54
550 Bellevue Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP CODE)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5477 PAGE 464

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Robert Neal Milam, Jr. and wife, Mary B. Milam to James R. Bellar, Trustee, of record in Book 5308, page 943, Register's Office for Davidson County, Tennessee.

ROBERT NEAL MILAM, JR. AND WIFE, MARY B. MILAM

have bargained and sold, and by these presents do transfer and convey unto the said ELLA RUTH RUTLEDGE, Unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Westward Winds Subdivision, Section 1, as of record in Book 3700, page 32, Register's Office for said County.

BEGINNING at a point in the northerly margin of Bellevue Road at the common line between Lots Nos. 11 and 12 on said plan; thence northerly with the line between said two lots 120 feet to a point thence easterly 100.5 feet to the westerly margin of Westgate Court; thence southerly along the westerly margin of said Westgate Court 91.88 feet to the beginning of a curve; thence around said curve 39.27 feet to a point in the northerly margin of Bellevue Road; thence westerly along the northerly margin of said Bellevue Road 100 feet to the point of beginning.

BEING the same property conveyed to Robert Neal Milam, Jr. and wife, Mary B. Milam by deed from John Daniel and R. W. Terry of record in Book 5308, page 941, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to restrictions, easements and setback lines applicable thereto, and to the lien of taxes for the year 1979.

This is unimproved ( ) improved (XX) property, known as 550 Bellevue Road, Nashville, TN. 37205
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 3rd day of August, 1979.

Robert Neal Milam, JR. Mary B Milam

ROBERT NEAL MILAM, JR. MARY B. MILAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5477 PAGE 465

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Neal Milam, Jr. and wife, Mary B. Milam

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 3rd day of August, 19 79.

My commission expires 8/13/80 Notary Public Dorothy A. Wilson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,500
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ella Ruth Rutledge

Sworn to and subscribed before me
this 3rd day of August, 19____.

My commission expires 8/13/80 Notary Public Dorothy A. Wilson

This instrument was prepared by:
Guaranty Escrow Service, American Trust Bldg., Suite 705, Nashville, TN
Address

~~FOR DEPOSIT ONLY~~
~~NASHVILLE CITY BANK~~
~~NASHVILLE, TN~~
~~GUARANTY ESCROW SERVICES~~
~~TRUST ACCOUNT~~
~~03 91100 17~~

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
ROBERT NEAL MILAM, JR.
and wife, MARY B. MILAM
TO
ELLA RUTH RUTLEDGE

F. 4 4 3 6 8

IDENTIF. REFERENCE

AUG 6 12 31 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49500.00- CO	
			126.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 135.20-	
1865A08/06/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.44.33.66.88.
F 44368
T
IDENTIF. REFERENCE
AUG 6 12 31 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 702442