DO NOT PUBLISH

BOOK 5494 PAGE 461

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 1979.

Valerie Frees
Notary Public

MY COMMISSION EXPIRES: 5/11/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS 908 FIDELITY FEDERAL BUILDING NASHVILLE, TENNESSEE 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Lance & Assoc., Inc. (NAME)	Fidelity Federal Savings & Loan (NAME)	80-8
2704 12th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	371 C
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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, WILLIE BELL RUTLEDGE, DIVORCED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT F. LANCE & ASSOCIATES, INC.

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. 47 on the Plan of Bordeaux Hills Addition Subdivision of record in Book 4460, Page 9, Register's Office for said County, to which reference is here made for a more complete description of said lot.

BEING the same property conveyed to Willie Bell Rutledge, Divorced by deed from Randall Phillips Builders, Inc., of record in Book 4711, Page 218, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictions of record in Book 4495, Page 859; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4460, Page 9, Register's Office for Davidson County, Tennessee.

AS part of the above consideration, the Grantee herein, assume and agree to pay the unpaid balance owing on a certain note executed by Grantor herein to Fidelity Federal Savings & Loan Association in the original amount of $19,000.00, of record in Book 4711, Page 220, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 3223 Leawood Drive (House Number) (Street) Nashville, Tennessee 37218 (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 14th day of August, 19 79

Willie Bell Rutledge

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIE BELL RUTLEDGE

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 19 79

Commission expires 5/11/81

Valerie Lee
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

Willie Bell Rutledge, Divorced

TO

Robert F. Lance & Assoc., Inc.

MAIL TO:
Robert F. Lance & Assoc., Inc.
2704 12th Avenue South
Nashville, TN. 37204

F 50494

IDENTIF. REFERENCE

SEP 6 4 13 PM '79

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
9673AD9/06/79		18550.00-	CO	
		48.08	CO TX	
		.50	PRFEE	
		6.00	MORTG	
			CHECK	54.33-
			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-50494

IDENTIFICATION REFERENCE

SEP 6 4 13 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No: 710024