ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gerald L. Babcock, etux	Galbreath Mortgage Company	64-12
(NAME)	(NAME)	
308 ~~102~~ Ellington	101 East Town Street	21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, Tennessee 37064	Columbus, Ohio 43215	4D-60525
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5495 PAGE 716

For and in consideration of the sum of $10.00

---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note to Galbreath Mortgage Company dated May 26, 1978, in the original amount of $39,950.00, secured by a Deed of Trust of record in Book 5292, page 638, Register's Office for Davidson County, Tennessee.

WeDouglas Charles Ruschman and wife, Helen Jean Ruschman

have bargained and sold, and by these presents do transfer and convey unto the said Gerald L. Babcock and wife, Ann Babcock

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

BEING Lot No.291 on the plan of Sherwood Forest, Section 4, as of record in Plat Book 4460, page 182 and 183, Register's Office for said County.

SAID Lot No.291 fronts 85.0 feet on the westerly margin of Cascade Drive and runs back between lines 150.56 feet on the southerly line, and 150.95 feet on the northerly line to a line in the rear, which is a broken line measuring 93.00 feet thereon.

BEING the same property conveyed to Douglas Charles Ruschman and wife, Helen Jean Ruschman, by deed from Harold R. Varden, Trustee, of record in Book 5292, page 636, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as 4820 Cascade Drive (House Number) (Street)

Hermitage, Tennessee (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 4 th day of September, 1979

x Douglas C. Ruschman
Douglas Charles Ruschman

x Helen Jean Ruschman
Helen Jean Ruschman

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5495 PAGE 717

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas Charles Ruschman and wife, Helen Jean Ruschman

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, this 4th day of September, 19 79.

My commission expires 8-26-80 Notary Public

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 $ 50,326.90
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Gerald L. Babcock

Sworn to and subscribed before me
this 4th day of September, 19 79.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:

INDEPENDENT TITLE COMPANY	Suite 1704 - 17th Floor, One Commerce Place	Nashville, Tennessee 37239
Name		Address

WARRANTY DEED

FROM Douglas Charles Ruschman, etux

TO Gerald L. Babcock, etux

F-50909

IDENTIF. REFERENCE

SEP 10 10 46 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

INDEPENDENT TITLE COMPANY
Suite 1704-17th Floor
One Commerce Place
Nashville, Tn. 37239
242-9612

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

RECEIVED OF BOOK 5495 PAGE 718

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
			50326.90- CO	
			130.78 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 137.28-	
			0165A09/10/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-50909

IDENTIF. REFERENCE

SEP 10 10 46 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 710499