146 12/78 139.10- CHECK

WARRANTY DEED

BOOK 5548 PAGE 621

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Anita F. Ausenbaugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 1979.

Paul X Bruce
Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM A. AUSENBAUGH, et ux (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	133-3
131 Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	5775-C Peachtree Dunwoody Road (STREET ADDRESS)	131
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30342 (CITY) (STATE) (ZIP)	6DA 51360

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, WALTER W. F. RUTZ, JR. and wife, FRANCES K. RUTZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM A. AUSENBAUGH and wife, ANITA F. AUSENBAUGH

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. 171 on the Plan of Glencoe Acres Subdivision, of record in Book 1835, pages 136, 137 and 138, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Old Antioch Pike, the common corner of Lots 171 and 172 of said plan; thence, easterly along the southerly margin of said Pike 95 feet to a point, which is the beginning of a curve, with a radius of 25 feet; thence along said curve, 39.3 feet to a point in the westerly margin of Dumas Drive; thence southerly along the westerly margin of said Drive, 105 feet to a point, the common front corner of Lots 170 and 171; thence westerly 120 feet to a point; thence northerly 130 feet to the point of beginning.

Being the same property conveyed to Walter W. F. Rutz, Jr. and wife, Frances K. Rutz by deed from Paul W. Bruce, Sr. and wife, Lillie A. Bruce, of record in Book 4943, page 429, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 131 Antioch Pike, Nashville, Tennessee 37211
(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 hands this 21st day of December, 1979

Walter W. F. Rutz Jr.
WALTER W. F. RUTZ, JR.

Frances K. Rutz
FRANCES K. RUTZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter W. F. Rutz, Jr. and Frances K. Rutz

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 Goodlettsville, Tennessee this 21st day of December, 19 79

Commission Expires October 17, 1982 — Notary Public

STATE OF
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 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 official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

A part of the consideration for this transfer is the assumption of one certain trust deed dated August 15, 1975, and filed for record August 15, 1975, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4943, page 431, and note of even date thereby secured, in the original principal amount of $33,950.00, payable to Mortgage Associates, Inc, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Walter W. F. Rutz, Jr. and wife, Frances K. Rutz, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

WARRANTY DEED

FROM WALTER W. F. RUTZ, JR., et ux

TO WILLIAM A. AUSENBAUGH, et ux

F 69830

IDENTIF. REFERENCE

DEC 28 8 39 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5548 PAGE 623

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

51000.00- CO
132.60 CO TX
.50 PRFEE
6.00 MORTG
CHECK 139.10-
4148A12/28/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F69830

IDENTIF. REFERENCE

Dec 28 8 39 AM '79

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

No. 733770