BOOK 5577 PAGE 381

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,333.33

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 1980.

Notary Public

MY COMMISSION EXPIRES: Oct 17, 1982

(AFFIX SEAL)

KENT E. KRAUSE, THIS INSTRUMENT WAS PREPARED BY
Levine & Rosenblum, 18th Floor, Life & Casualty Tower, Nash., TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clement Rusch and wife, Ethel Rusch (NAME)	Clement Rusch and Ethel Rusch (NAME)	105-9-344
920 Wedgewood Ave. (STREET ADDRESS OR ROUTE NUMBER)	115 Lakeview (STREET ADDRESS)	
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Hendersonville Tennessee 37075 (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, CLARENCE PRESTON and wife, MAMMYE LEE PRESTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLEMENT V. RUSCH and wife, ETHEL RUSCH

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 the westerly 50 feet of the easterly 100 feet of the southerly 120 feet of Lot No. 27 on the Waverly Land Company's Plan of Lots, called Waverly Place as of record in Book 57, pages 94 and 95, of the Register's Office for said County.

Said part of Lot No. 27 fronts 50 feet on the northerly side of Grove Avenue and runs back between parallel lines, parallel with and 50 feet west of the westerly margin of Hillside Avenue, 120 feet to a dead line.

Being the same property conveyed to Clarence Preston, by deed from John B. Brooks, an unmarried man, of record in Book 2998, Page 405, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 920 (House Number) Wedgewood Avenue, (Street) Nashville, Tenn. 37203 (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 11th day of March, 1980

Clarence Preston
CLARENCE PRESTON

MAMMYE LEE PRESTON

STATE OF TENNESSEE
Davidson County

BOOK 5577 PAGE 382

Personally appeared before me, Alden Kirshner, a Notary Public in and for said County and State, the within named Clarence Preston and wife, Mammye Lee Preston

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, Davidson County, Tennessee, this 11th day of March, 1980

Commission expires October 15, 1983

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

7363 03/11 36.28- CHECK

WARRANTY DEED

FROM

Clarence Preston and wife,

Mammye Lee Preston

TO

Clement V. Rusch and wife,

Ethel Rusch

F 8 0 2 0 2

IDENTIF. REFERENCE

MAR 11 3 22 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I, Clarence Preston do hereby affirm that I have witnessed the signature of Mammye Lee Preston on the Warranty Deed, Modification and Assumption Agreement and Closing Statement conveying the property located at 920 Wedgewood Avenue, Nashville, Davidson County, Tennessee from Clarence Preston and wife Mammye Lee Preston to Clement V. Rusch and wife, Ethel Rusch this 11th day of March, 1980.

Clarence Preston

Clarence Preston

Sworn to and subscribed before me this 11th day of March, 1980

Notary Public

My commission expires October 15, 1983

I, Alden Kirshner, do hereby affirm that I have witnessed the signature of Mammye Lee Preston on the Warranty Deed, Modification and Assumption Agreement and Closing Statement conveying the property located at 920 Wedgewood Avenue, Nashville, Davidson County, Tennessee from Clarence Preston and wife, Mammye Lee Preston to Clement V. Rusch and wife, Ethel Rusch this 11th day of March, 1980.

ALDEN KIRSHNER

Sworn to and subscribed before me This 11th day of March, 1980

Kent E. Krause

My commission expires 10-17-82 KENT E. KRAUSE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5577 PAGE 384

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
			10333.33-	CO
			26.78	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	36.28-
7363A03/11/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F80202

REGISTER'S OFFICE
MAR 11 3 22 PM '80
DAVIDSON COUNTY, TENN.

No. 746507