Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239 mail

WARRANTY DEED

BOOK 5935 PAGE 467

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert B. Rutzky and wife, Hollie A. Rutzky (NAME)	Metropolitan Federal Savings & Loan Association (NAME)	75-8
710 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	#62
Hermitage, TN (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D-24468

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to First Federal Savings & Loan Association, secured by a deed of trust of record in Book 4387, page 141, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

ROGER THOMAS PATTERSON and wife, ELIZABETH W. PATTERSON

have this day bargained and sold, and do hereby transfer and convey unto the said

ROBERT B. RUTZKY and wife, HOLLIE A. RUTZKY

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 265 on the Plan of Section 4, Tulip Grove, as of record in Book 4175, page 12, Register's Office for said County.

Said lot fronts 90 feet on the southwesterly side of Albany Drive and extends back 93.76 feet on the southeasterly line and 172.91 feet on the northwesterly line to a dead line in the rear and measures 119.92 feet thereon.

Being the same property conveyed to Roger Thomas Patterson and wife, Elizabeth W.Patterson, by deed from Gerald Lee Broyles and wife, of record in Book 4922, page 876, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 79,900.00

Subscribed and sworn to before me, this the 8th day of September 19 82

Affiant Robert B Rutzky 9-E-E2

My commission expires: 1/20/85 (Affix Seal)

Notary Public Gail Pigg

unimproved ( )
This is improved (X) property, known as 710 Albany Drive, Hermitage, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for 1982 taxes;deed of trust in Bk.4387,p.141;plan of record in Bk.4175,p.12;restrictions in Bk.4228,p.457

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 8th *day of* September, 1982, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roger Thomas Patterson
Roger Thomas Patterson

Elizabeth W. Patterson
Elizabeth W. Patterson

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5935 PAGE 468

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Roger Thomas Patterson and wife, Elizabeth W. Patterson

the within named 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* 8th *day of* September *, 19*82*.*

Notary Public

Commission expires 1/20/85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

WARRANTY DEED

FROM

Roger Thomas Patterson et ux

TO

Robert B. Rutzky et ux

H 0 7 7 5 7

IDENTIF. REFERENCE

SEP 10 8 25 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

1964 01/60 214*72- 0340

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

RECEIVED OF _____

FOR BOOK 5935 PAGE 469

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
			79[illegible]0.00- CO	
			207.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 214.24-	
			7951A09/10/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 7 7.5 7.

IDENTIF. REFERENCE T

SEP 10 8 25 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924148