BOOK 6555 PAGE 278

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

James M. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 85

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

Box 27

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 7003 Chadwick, Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Moore (NAME)	Metropolitan Federal Savings & Loan Association (NAME)	75-08
710 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	62
Hermitage, TN. (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	4D24468

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, ~~Robert B. Rutzky and wife, Hollie A. Rutzky~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Moore

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. 265 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Robert B. Rutzky and wife, Hollie A. Rutzky by deed from Roger Thomas Patterson and wife, Elizabeth W. Patterson of record in Book 5935, Page 467, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4228, page 457 said Register's Office.

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

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 4387, page 141, Register's Office for Davidson County, Tennessee in the original principal amount of $28,600.00.

This is unimproved ( ) improved (XX) property, known as 710 Albany Drive, Hermitage, TN.
(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 hand this 30th day of April, 19 85

Robert B. Rutzky 4-30-85

Hollie A. Rutzky

BOOK 6555 PAGE 279

STATE OF TENNESSEE
Davidson County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Rutzky and wife, Hollie A. Rutzky

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 Brentwood, Tennessee, this 30th day of April 19 85

Commission expires 10 87

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
Robert B. Rutzky

Hollie A. Rutzky

TO
James M. Moore

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 - 7003 CHADWICK DR.
BRENTWOOD, TN 37027

J 0 3 9 9 0

IDENTIF. REFERENCE

MAY 13 3 34 PM '85

FILED & RECORDED
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6555 PAGE 280

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
			68000.00- CAMT.	
			176.80 CSTAX	
			.50 PRFEE	
			6.00 — WDEED	
			CHECK	183.30-
7199A05/13/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 3 9 9 0

IDENTIF. REFERENCE

MAY 13 3 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133900