File 70

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Rube M. Rauschenberger and Barbara J. Rauschenberger 6418 Thunderbird Drive Nashville, TN	S.A.M.E.	90-16 248 SDA-32957

WARRANTY DEED

BOOK 7378 PAGE 815

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jessie M. Broadway and wife, Minnie P. Broadway**, have bargained and sold, and by these presents do transfer and convey unto the said **Ruby M. Rauschenberger and Barbara J. Rauschenberger**, 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. 532 on the Plan of Charlotte Park, Section VIII, as of record in Book 2900, Pages 45 and 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 532 fronts 64 feet on the northerly side of Thunderbird Drive, and runs back 125.2 feet on the easterly line and 139.6 feet on the westerly line, to a broken line in the rear on which it measures 80.2 feet.

Being the same property conveyed to Jessie M. Broadway and wife, Minnie P. Broadway by deed from L.C. Young and wife, Laura C. Young of record in Book 3096, Page 177, said Register's Office.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **6418 Thunderbird Drive, Nashville, TN**

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 13 day of October, 1987.

Jessie M. Broadway

Minnie P. Broadway

10/14 226.30 - CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7378 PAGE 816

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie M. Broadway and wife, Minnie P. Broadway, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of October, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-12-88

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $75,500.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF October, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

7.42 O.T.

IDENTIFI REFERENCE

Oct 14 12 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7378 PAGE 817

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

78500.00- CAMT.
219.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 226.30-
2915A10/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 2 0 7

IDENTIFI REFERENCE

OCT 14 12 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26362