BOOK 10057 PG 660

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NONE.

Ellen Jean Rust
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 1996.

Notary Public

(AFFIX SEAL)

My Commission Expires: 4/15/2000

QUITCLAIM ~~WARRANTY~~ DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Mrs. Ellen Jean Rust 1802 Woodland Street Nashville, TN 37206	SAME AS NEW OWNER	83-10-325

mail

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **ELLEN JEAN RUST, a widow**, (the "Grantor") has this day bargained and sold, and do hereby transfer and convey and quitclaim unto the said **ELLEN JEAN RUST and MARY EVELYN RUST GANN, as tenants in common, with right of survivorship**, (the "Grantees"), their successors and assigns, ★ certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

★ her interest in

Being Lot No. 36 and the westerly 19 feet of Lot No. 37 on the Map of Richardson Place, as of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 and part of Lot No. 37 front together 83 feet on the southerly side of Woodland, formerly Plum Street, and run back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Thomas D. Rust, Jr. and wife, Ellen Jean Rust, by deed from David C. Rutherford, Trustee, of reord in Book 3939, page 214, Register's Office, Davidson County, Tennessee. The said Thomas D. Rust, Jr. died on May 8, 1995, property now vests solely in Ellen Jean Rust as surviving tenant by the entirety.

This is improved property known as 1802 Woodland Street, Nashville, Tennessee 37206

~~TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 the same is unencumbered, except as stated herein.~~

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS INSTRUMENT IS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES AND NO REPRESENTATION AS TO THE STATUS OF TITLE IS AFFORDED HEREIN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS my hand this the 7th day of May, 1996.

Ellen Jean Rust
ELLEN JEAN RUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Ellen Jean Rust, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 7th day of May, 1996.

Denise M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/15/2000

0184139
IDENTIF. ➔ REFERENCE

96 MAY 22 PM 12:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4220 05/22 0101 01CASH 8.00