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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$25,000.00

B. F. Rutledge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE third DAY OF December, 1971

Notary Public

MY COMMISSION EXPIRES: 11/12/72
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Frank Rutledge (NAME)	Thomas & Hill, Inc. (NAME)	16DA 00625
1903 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	Map 117-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Charleston, West Virginia 25327 (CITY) (STATE) (ZIP)	Par. 315

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, Nonye S. Bassett and Helen B. Burnett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Frank Rutledge, Single

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:

BEING part of Lot No. 1 on the Plan of A. B. Montgomery's Land, as of record in Plan Book 1, page 22, Chancery Court at Nashville, described as follows:

BEGINNING on the southerly margin of Ellenway of Cedar Lane at a point 90 feet west of the westerly margin of Battery Place, extended; thence with the southerly margin of Ellenway or Cedar Lane, westwardly 80 feet; thence southwardly 160 feet to the northerly margin of an alley; thence with said alley, eastwardly 70 feet to a point west of the westerly margin of Battery Place extended; thence northwardly parallel with the westerly margin of Battery Place, extended 160 feet to the beginning.

BEING the same property conveyed to Nonye S. Bassett by deed from Helen B. Burnett, of record in Book 4315, page 506, Register's Office, Davidson County, Tennessee.

Helen B. Burnett joins herein for the purpose of conveying her life estate.

This is unimproved ( ) improved (X) property, known as 1903 Cedar Lane, Nashville, Tennessee
(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 s this third day of December, 19 71

Nonye S. Bassett
Nonye S. Bassett

Helen B. Burnett
Helen B. Burnett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Harold Reeves, a Notary Public in and for said County and State, the within named Nonye S. Bassett and Helen B. Burnett

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, Tennessee, this third day of December 19 71

Commission expires 11/12/72

Harold Reeves
Notary Public Harold Reeves

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 NONYE S. BASSETT AND HELEN B. BURNETT

TO BILLY FRANK RUTLEDGE, SINGLE

B 40464

IDENTIF. REFERENCE

DEC 7 2 14 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 71 71	CONV	25,000.00			
DEC 71 71	S'TAX		A*	65.00	
DEC-71-71	PRFEE		A*	.50	
DEC-71-71	WDEED		A*	4.00	* 69.50

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

File Bag # 2