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WARRANTY DEED

THIS INSTRUMENT PREPARED
DEARBORN & EWING, ATTORNEYS
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Rudesill (NAME:)	Richard E. Rudesill (NAME:)	
Harpeth Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 84 (STREET ADDRESS)	Map 64-16
Brentwood, Tenn. 37027 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tenn 37027 (CITY) (ZONE) (STATE)	Par. 4

For and in Consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations paid by Richard E. Rudesill, herein- DOLLARS after referred to as "Grantee", receipt of which is hereby acknowledged, I, J.R. Freeman, Trustee, with full power to sell, convey, mortgage, transfer or encumber without joinder of any beneficiary, hereinafter referred to as "Grantor",

SEP 25 77	CONV	90,000.00			
SEP 25 77	CONV	45,000.00			
SEP 25 77	S'TAX		A* 351.00		
SEP 25 77	PR'FEE		A* .50		
SEP 25 77	W'DEED		A* 8.00	*	359.50

have bargained and sold, and by these presents do transfer and convey unto the said Grantee, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 4th Civil District of Davidson County, Tennessee, being more particularly described as follows:

TRACT A :

Being Lot "A" on the plan of Section One, Jackson Square Commercial Subdivision (to be recorded but not of record this date).

Beginning at an iron pin on the easterly margin of Andrew Jackson Parkway at the common corner of Lot "A" and "B". Said point being N 4° 25' W a distance of 220.13' from a concrete monument at the northerly end of the northeasterly return to Andrew Jackson Parkway and Lebanon Road, thence; with the easterly margin of Andrew Jackson Parkway, N 4° 25' W a distance of 125.0' to a concrete monument at the southwesterly corner of J. R. Freeman, Trustee Property as of record in Deed Book 4101, page 72, Register's Office for Davidson County, Tennessee, thence; with the southerly line of J. R. Freeman, Trustee Property S 84° 51' E a distance of 204.73' to a concrete monument in the westerly line of Chares H. Turner Property, thence; with the westerly line of Turner, S 1° 45' E a distance of 100.0' to an iron pin at the common corner of Lots "A" & "B", thence; with the common line of Lots "A" & "B", S 88° 10' W a distance of 197.5' to the point of beginning and according to survey by Parrish-Ragan, Inc., dated July 22, 1974, containing 0.516 acres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 135,000.00

Subscribed and sworn to before me, this the 25th day of September, 1974

Richard E Rudesill
Affiant

My commission expires: (Affix Seal)

D. Head
Notary Public

Dep Register

Being a part of the same property conveyed to Bob Freeman, Trustee, as of record in Deed Book 4201, page 860, Register's Office for Davidson County, Tennessee.*

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TRACT B:

Being Lot "B" on the plan of Section One, Jackson Square Commercial Subdivision (to be recorded but not of record this date).

Beginning at a concrete monument on the easterly margin of Andrew Jackson Parkway. Said monument being at the northerly end of the northeasterly return of Andrew Jackson Parkway and Lebanon Road, thence; with the easterly margin of Andrew Jackson Parkway, N 4° 25' W a distance of 220.13' to an iron pin at the common corner of Lots A & B, thence; with the line between Lots A & B, N 88° 10' E a distance of 197.5' to an iron pin in the westerly line of Charles H. Turner Property, thence; with the westerly line of Turner Property, S 1° 45' E a distance of 269.20' to a concrete monument on the northerly margin of Lebanon Road, thence; with the northerly margin of Lebanon Road, S 87° 56' W a distance of 136.77' to a concrete monument at the beginning of a curve, thence; with said curve to the right (with a radius of 50.19') a distance of 78.74' to the point of beginning and as per survey by Parrish-Ragan, Inc., dated July 22, 1974 containing 1.171 acres.

Being a part of same property conveyed to Bob Freeman, Trustee, recorded in Deed Book 4201, page 860, Register's Office for Davidson County, Tennessee.*

*J.R. Freeman, Trustee, was appointed Substitute Trustee of record in Book 4731, page 458, Register's Office for Davidson County, Tennessee.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantor, his successors and assigns ~~heirs and assigns~~ *forever.*

And I *do covenant with the said* Grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Grantor *do further covenant and bind* myself, my successors and assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 16th *day of* September, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J.R. Freeman, Trustee

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara G. Brewer, a Notary Public in and for said County and State, the within named J. R. Freeman, Trustee, with full power to sell, convey, mortgage, transfer or encumber without joinder of any beneficiary

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 1974.

Barbara G. Brewer, Notary Public.

Commission Expires 4-22-76.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

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

J.R. FREEMAN, TRUSTEE, with full power to sell,convey,mortgage, transfer or encumber without joinder of any beneficiary

TO

RICHARD E. RUDESILL

C 7 2 5 1 5

IDENTIF. REFERENCE

SEP 25 3 37 PM '74

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Mail to
R E Rudesill
P.O. Box 84
Brentwood, Tenn 37027

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