2535 04/09 132.60- CHECK

FORM NO. WD-1

BOOK 5588 PAGE 789

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 1980

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
40 RUTLEDGE GROUP (NAME)	S A M E (NAME)	MAP 93-11
P. O. Box 2811 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 196
Nashville, Tennessee 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13W-02350

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, I, CHARLES DOUGLAS WILLIAMS, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 40 RUTLEDGE GROUP, A Partnership composed of Richard S. Means, and others, by written partnership agreement,

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:

TRACT I: LAND in Davidson County, Tennessee, being the northerly 30 feet of Lots Nos. 50, 51 and 52 and the northerly 30 feet of the westerly 40 feet of Lot No. 53 on the Plan of Rutledge Addition, as of record in Book 21, page 73, Register's Office for said County, and also a 15-foot strip immediately north of same shown on said plan as an alley, but which alley has since been closed, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Charles Douglas Williams by deed from Rufus J. Freeman and wife, Mary Emily Freeman of record in Book 5408, page 661, Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) / improved (X) } property, known as 40 Rutledge Street, Nashville, Tennessee 37210
(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 my hand this 1st day of February, 1980

NOTARY PUBLIC AT LARGE

Charles Douglas Williams

CHARLES DOUGLAS WILLIAMS

STATE OF TENNESSEE
Davidson County

BOOK 5588 PAGE 790

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES DOUGLAS WILLIAMS, a single person,

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 1st day of February 19 80

Commission expires 4-17-82

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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 CHARLES DOUGLAS WILLIAMS, a single person,

TO 40 RUTLEDGE GROUP, A Partnership

PLEASE FILE BOX "7"

F 84303

IDENTIF. REFERENCE

APR 9 11 17 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5588 PAGE 791

FOR

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
			48500.00- CO	
			126.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 132.60-	
			2535A04/09/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.84303

IDENTIF. REFERENCE

APR 9 11 17 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 751485