BOOK 5980 PAGE 505

H 22485

RUSH

IDENTIF. REFERENCE

WARRANTY DEED

DEC 21 11 56 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ADDRESS OF NEW OWNER IS:	SEND TAX BILLS TO:	
The 37 Rutledge Group, a limited partnership 37 Rutledge Street Nashville, TN 37210	John Link Suite 1520 One Commerce Place Nashville, TN. 37239	93-11 PARCEL 172

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND DOLLARS ($60,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, RALPH BAUGH, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto The 37 Rutledge Group, a limited partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

BEING Lots Nos. 21 and 22 in Rutledge's Addition to the City of Nashville, of record in Book 21, Page 73, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 21 and 22 adjoin and front together 100 feet on the West side of First Avenue South (presently known as Rutledge Street) and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed unto Ralph Baugh by Warranty Deed from Commerce Union Bank, Executor under the will of Albert Thomas Brown, deceased, of record in Deed Book 4909, Page 356, Register's Office for Davidson County, Tennessee.

This is improved property known as 37 Rutledge Street, Nashville, Tennessee, 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, his heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a

good right to convey it, and that the same is unencumbered. I further covenant and bind my heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons.

WITNESS my hand this 20th day of December, 1982.

Ralph Baugh
RALPH BAUGH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, R. Kreis White, a Notary Public in and for said County and State, RALPH BAUGH, the within named 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, Davidson County, Tennessee, this 20th day of December, 1982.

R. KREIS WHITE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:
4/20/86

THIS INSTRUMENT WAS PREPARED BY:

R. KREIS WHITE
Guenther and White
Attorneys at Law
306 Nashville City Bank Building
315 Union Street
Nashville, Tennessee 37201
(615) 256-6681

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is SIXTY THOUSAND DOLLARS ($60,000.00).

AFFIANT

Subscribed and sworn to before me this the 20th day of December, 1982.

R. KREIS WHITE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC
My commission expires: 4/20/86

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

RECEIVED OF _____ BOOK 5980 PAGE 507

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

[illegible] CO
[illegible] CO TX
.00 PRFEE
6.00 MISC
CHECK 132.00-
6-83-12/21/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 2 4 8 5.

IDENTIF. REFERENCE

DEC 21 11 56 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916914