FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,624.00

Martha G. MacAvoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 1983.

Susan J. Woodard
Notary Public

MY COMMISSION EXPIRES: 10-21-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Colleen P. MacLean, Attorney at Law, 1801 20th Avenue So. Nashville
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Bruce Sulfridge (NAME)	Wachovia Mortgage Company (NAME)	Map 161 3
5053 North Hilson Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	Parcel 136
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, N.C. 37102 (CITY) (STATE) (ZIP)	

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, Martha G. MacAvoy and Preston E. Garraghty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. Bruce Sulfridge and Wife, Nancy L. Sulfridge

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:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of McMurray Park, of record in Book 5050, page 89, Register's Office for said County.

Said Lot No. 17 fronts 120.20 feet on the southwesterly margin of North Hilson Drive and extends back 162.62 feet on the northwesterly line and 225.88 feet on the southerly line to a dead line in the rear, measuring 34.29 feet thereon.

Being the same property conveyed to Martha G. MacAvoy and Preston E. Garraghty by deed from Edwin Albert Hoadley and wife, Marie Therese L. Hoadley, of record in Book 6000, page 945, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1983 and subsequent years, easements and restrictions of record and Deed of Trust executed by Edwin Albert Hoadley and wife, Marie Therese L. Hoadley to J. G. Palmer, Trustee, of record in Book 5350, page 793, Register's Office for Davidson County, Tennessee, to secure Commerce Union Bank for a note dated October 13, 1978, for the sum of $39,250.00, subject to the terms and conditions therein.

This is unimproved ( ) improved ( ) property, known as 5053 North Hilson Drive, Nashville, Tn., 37211
(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 1st day of December, 1983

Martha G. MacAvoy

Preston E. Garraghty
BY: Colleen P. MacLean, Attorney in fact
Colleen P. MacLean, Attorney in Fact

STATE OF TENNESSEE
Davidson County

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3503

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. (or proved to me on the basis of satisfactory evidence) Witness my hand and official seal at Nashville, Tennessee, this 1st day of December 1983

Commission expires 10-21-84

Susan N. Moseley
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) (himself) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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

RECEIVED
DEC 9 11 31 AM '83
DAVIDSON COUNTY, TN.

RECORDED
REGISTER'S OFFICE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 61225

WARRANTY DEED

FROM
Preston E. Garraghty and
Martha G. MacAvoy

TO
T. Bruce Sulfridge and wife,
Nancy L. Sulfridge

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within, named Colleen P. MacLean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Preston E. Garraghty as his attorney in fact as the free act and deed of the within named Preston E. Garraghty.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 1983.

Susan N. Moseley
Notary Public

My Commission Expires: 10-21-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

58624.00- CAMT.
158.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 158.36-
8503A12/09/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 1 2 2 5

IDENTIF. REFERENCE

DEC 9 11 31 AM '63

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.999145