WARRANTY DEED

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IDENTIF. REFERENCE

MAY 14 8 33 AM '84

FELIX P. HILL JR. II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Calvin L. Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 1984

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL B. MALONE, et al	OWNERS	61-14
(NAME)	(NAME)	
PO Box 4737		113
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37216		15DZ 3340
(CITY) (STATE) (P. O. ZIP)	(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, JULIA RUTH DICKSON, JAMES RICHARD RUFFELL and MARY HESTER LOCKLEY, all the heirs at law of ESTELLE COOPER RUFFELL, deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL B. MALONE and CALVIN L. TATE, as tenants in common 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 the northerly 20 feet of the easterly 250 feet of Lot No. 75 and the southerly 100 feet front of the easterly 250 feet of Lot No. 74 on the Map of the Subdivision of the Maplewood Homewood Tract, of record in Book 421, page 174, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the westerly margin of Burrus Street 182 feet north of the northerly margin of Gillock Street; thence at right angles westerly 250 feet; thence at right angles northerly 135 feet; thence easterly 250 feet to the westerly margin of Burrus Street at a point 100 feet north of the line between Lots No. 73 & 74; thence with the westerly margin of said street southerly 120 feet to the beginning.

Being the same property conveyed to James R. Ruffell, Jr. and wife, Estelle Cooper Ruffell, by deed from William M. Gray and wife, Margaret Pace Gray, of record in Book 741, page 564, Register's Office for Davidson County, Tennessee. James R. Ruffell, Jr. died April 25, 1970 and Estelle Cooper Ruffell died November 27, 1982, leaving as their only heirs at law, Julia Ruth Dickson, James Richard Ruffell and Mary Hester Lockley.

unimproved ( )
This is improved (X) property, known as 3809 Burrus Avenue, 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 11th day of May, 19 84

Julia Ruth Dickson
JULIA RUTH DICKSON

James Richard Ruffell
JAMES RICHARD RUFFELL

Mary Hester Lockley
MARY HESTER LOCKLEY

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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 Julia Ruth Dickson, and Mary Hester Lockley

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 Goodlettsville, Tennessee, this 11th day of May, 19 84

Commission Expires October 19, 1986 ; Notary Public.

STATE OF _____
_____ 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 { his oath / their several oaths } { acknowledged } { himself / 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 purpose 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

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James Richard Ruffell, 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 ~~Goodlettsville~~ Bellevue Tennessee, this 7th day of May, 1984.

NOTARY PUBLIC

My Commission Expires: ~~October 19, 1986~~. July 29, 1986

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

40000.00- CONT.
104.00 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 110.50-
617205/14/84 REC .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 8 1 6

IDENTIF. REFERENCE

MAY 14 8 33 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35698