BOOK 6460 PAGE 107

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,272.00

Andrew R Rutledge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 1984

Katherine A. Johnson
Notary Public

MY COMMISSION EXPIRES: 10-22-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew R. Rutledge (NAME)	James E. McGehee & Company, Inc. (NAME)	MAP 64-16
4736 Cascade Drive (STREET ADDRESS OR ROUTE NUMBER)	6055 Primacy Parkway, Suite 410 (STREET ADDRESS)	PARCEL 7
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38119 (CITY) (STATE) (ZIP)	4D-60484

FOR AND 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, Charles S. Holladay and wife, Carol R. Holladay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew R. Rutledge, a married person

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 Lot No. 270A, Zone Lot Division, Lot No. 270, Sherwood Forest, Section 4, as of record in Plat Book 5190, Page 757, amending Plat Book 4460, Page 182, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles S. Holladay and wife Carol R. Holladay by deed from Marion Thurman Builders of record in Book 5178, Page 363, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4704, Page 448 and Book 6117, Page 543, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Charles S. Holladay and wife Carol R. Holladay, to Max B. Ostner, Jr., Trustee, for James E. McGehee & Company, Inc., dated November 16, 1983, and filed for record in Book 6178, Page 366, Register's Office for said County, with an unpaid principal amount of approximately $50,772.00, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 4736 Cascade Drive, (House Number) (Street) Old Hickory, TN 37138 (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 heir 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 covey 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 21st day of December, 1984

Carol R. Holladay
Carol R. Holladay

Charles S. Holladay
Charles S. Holladay

12/28 153.25

3171

BOOK 6460 PAGE 108

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 ~~Charles S. Holladay and wife, Carol R. Holladay~~

(or proved to me on the basis of satisfactory evidence) 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 Nashville, Tennessee, this 21st day of December 19 84

Commission expires 10 20 85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within-named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

I 7 3 1 8 4

WARRANTY DEED

FROM
Charles S. Holladay
Carol R. Holladay

TO
Andrew R. Rutledge

IDENTIF. REFERENCE

Dec 28 11 35 AM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

15

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6460 PAGE 109

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

55272.00- CAMT.
143.78 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 150.28-
917|A|2/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 7: 3 1: 8 4:

IDENTIF. REFERENCE

Dec 28 11 15 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96904