6047

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$76,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 85

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

15266

BOOK 6490 PAGE 526

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: City Federal Savings &	MAP-PARCEL NUMBERS
JOHN DAVID RUSH (NAME)	Loan Association (NAME)	MAP 75-8
673 Dutchmans Drive (STREET ADDRESS OR ROUTE NUMBER)	1141 E. Jersey Street (STREET ADDRESS)	PAR 212
Hermitage, Tn 37076 (CITY) (STATE) (P. O. ZIP)	Elizabeth, New Jersey 07201 (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, J & L BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN DAVID RUSH and wife, PATTY ANN RUSH

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. 29 on the Plan of Hunters Hill, Section One, as of record in Book 5800, page 350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to J & L Builders, a Partnership, composed of James Powell and Larry Powell, by deed from Aubrey Johnson, Jr., et al, of record in Book 6344, page 246, Register's Office for Davidson County, Tennessee.

I 8235 I

IDENTIF. REFERENCE

FEB 11 10 33 AM '85

REGISTER
DAVIDSON COUNTY, TN

02/11 206.44 - CHECK

289

This is improved (X) unimproved ( ) property, known as 673 Dutchmans Drive, Hermitage, Tn 37076
(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 hands this 31st day of January, 19 85

Larry N Powell

James E Powell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
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 (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 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

J & L BUILDERS

TO

JOHN DAVID RUSH

~~PATTY ANN RUSH~~

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

State of Tennessee
County of __Property County___

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Powell and Larry Powell with whom I am personally acquainted and who upon oath acknowledged themselves to be the General Partners of J & L BUILDERS, the within named bargainor and that THEY as such Partners being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said James Powell and Larry Powell as such Partners.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31ST day of January, 1985.

My commission expires 9-87 _____
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6490 PAGE 528

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

76900.00- CAMT.
199.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 206.44-
0289A02/14485 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 2 3 5 I

IDENTIF. REFERENCE

FEB 11 10 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107712