File 3

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rudolph Woodberry	Same	Map 118-1
(NAME)	(NAME)	
2992 Sunnyview Drive		Parcel 299
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
and Geraldine Murphy
cash in hand paid by Rudolph Woodberry, and other good and valuable considerations accepted as cash the receipt of which is hereby acknowledged,

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Charles Lester Buford and wife, Hilda M. Buford

have this day bargained and sold, and do hereby transfer and convey unto the said Rudolph Woodberry and Geraldine Murphy *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.*

Land in Davidson County, Tennessee being Lot No. 95 on the Plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 50 feet on the northerly margin of Bethel Street, now Montrose Avenue and runs back between parallel lines 160 feet more or less to an alley.

Being the same property conveyed to Mattie Buford and Martha Buford as joint tenants with rights of survivorship by deed from Robert Davis et ux Barbara Davis of record in Book 4696, page 77, Register's Office for Davidson County, Tennessee, the said Martha Buford having since died intestate, predeceased by Mattie Buford and title having been vested in her sole surviving heir, Charles Lester Buford.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,830.00

Subscribed and sworn to before me, this the 14th day of MARCH 19 85

My commission expires: 10-20-85
(Affix Seal)

Affiant: Rudolph Woodberry

Notary Public: Mary W. Parker

This is improved (xx) property, known as 906 Montrose Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 14th *day of* MARCH 19 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles Lester Buford
Charles Lester Buford

Hilda M. Buford
Hilda M. Buford

83 15 24.1 CK

8731

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary W. Ankenbauer, *a Notary Public in and for said County and State,* Chester Lester Buford and wife, Hilda M. Buford

*the within named bargainor*s*, 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 Nashville, Tennessee *this* 14th *day of* MARCH, *19* 85

Commission expires 10-20-85

Mary W. Ankenbauer
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* .... *of the* ..... *the within named bargainor, a corporation, and that* ... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

I.8.9.1.7.2

IDENTIF. REFERENCE

FILED
DAVIDSON COUNTY, TN
MAR 15 8 42 AM '85

WARRANTY DEED 248134

FROM
Charles Lester Buford and wife,
Hilda M. Buford

TO
Rudolph Woodberry

and Geraldine Murphy

File 35

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

6830.00- CAMT.
17.68 CSTAX
.50 PRFEE
6.00 WDEED
CHECK. 24.18-
873:A03/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

189172

IDENTIF. REFERENCE

MAR 15 8 42 AM '85

DAVIDSON COUNTY, TN

No. 115912

RECEIPT
WILSON, II
VIDSON COUNTY
TENNESSEE

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SPECIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE
TAX AND FEES
TOTAL PAID