FORM NO. WD-1

BOOK 6525 PAGE 220

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Malcolm F. Bonds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 1985.

G. V. Gill
Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bone & Crawford, P.C., Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcom F. Bonds (NAME)	Same (NAME)	104-13A-39
401 Bowling Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205 (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, Prudence Polk McGowan Scott and husband William Bryson Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maalcom F. Bonds and Ruby P. Spruill as tenants in common with right of survivorship

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 Building Site No. 39 on the Plan of Richmeade Place, Section 2, as of record in Book 4955, page 4, Register's Office for said County, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Prudence Polk McGowan, a widow, by deed from R. David Ludwick and wife, Rebecca O. Ludwick, or record in Book 5299, page 141, Register's Office for Davidson County, Tennessee. The said Prudence Polk McGowan having since married, now being Prudence Polk McGowan Scott. The said William Bryson Scott joins in the execution of this deed for the purpose of conveying any interest he may have in the property by reason of the marital status.

The property is subject to the following:

1985 Taxes which are being prorated and assumed by grantees; certain restrictions, convenants, declarations and conditions set forth in Book 4941, page 637, Book 5019, page 946, Book 4942 page 633 and Book 5036, page 338, Register's Office for Davidson County, Tennessee.

The plan of record in Book 4955, page 4 Register's Office for Davidson County, Tennesse, shows an Owner's Certificate and easements for public utilities and drainage purposes and certain easements for ingress and egress and access to the property.

This is unimproved ( ) improved (X) property, known as #66 (House Number) 401 Bowling Avenue (Street) Nashville, TN 37205 (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 this 2nd day of April, 1985

Prudence Polk McGowan Scott — William Bryson Scott

Prudence Polk McGowan Scott — William Bryson Scott

04/02 344.50 - CHECK

4.65

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Prudence Polk McGowan Scott and husband William Bryson Scott

the bargainors, 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 2nd day of April 19 85

Commission expires 7-18-87

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

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I-9376-3

IDENTIFICATION REFERENCE

APR 2 3 32 PM '85

FELIA ADAMS, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6525 PAGE 222

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

130000.00- CAMT.
338.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 344.80-
4465A04/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 7 6 3

IDENTIF. REFERENCE

APR 2 3 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121502