FORM NO. WD-1

BOOK 6525 PAGE 256

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: June 12, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BARRETT & RAY, P.C., 217 2nd Ave. North, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID J. BOATRIGHT (NAME)	SAME (NAME)	Map 72-5
3102 Ambrose Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 51
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB 12DA51488

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS AND NO/100---- ($10.00)---------- DOLLARS, cash in hand paid by David J. Boatright and other good and valuable consideration, the receipt of which is hereby acknowledged, including the agreement by the said David J. Boatright to assume and agree to pay the balance outstanding on that certain indebtedness evidenced by an Installment Deed executed by Edward R. Phillips and Louise Phillips to Metropolitan Equities, a partnership, of record in Book 5597, Page 770, Register's Office for Davidson County, Tennessee, and as referred to in Warranty Deed of record in Book 5818, Page 75, Register's Office for Davidson County, Tennessee.

ROBERT L. KAATRUDE, and WIFE, BEVELY KAATRUDE, GRANTORS.....GRANTOR(S) have bargained and sold, and by these presents do transfer and convey unto said..DAVID.J..BOATRIGHT,.Grantee..... .....his..... heirs, successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: A Tract of land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, adjoining Section I of Rothwood, as of record in Book 1424, Page 134, Register's Office for said County, and being the northerly 98 feet known as Tract F on an unrecorded map of Tracts A and G, adjoining Section I, Rothwood and being described according to a copy of a survey made by Z. J. Wilkerson, Surveyor, February 21, 1951, as follows:

SAID northerly 98 feet on the said Tract F begins at a point 102 feet north of North Hill Drive at a point in the line between Tracts F and G which point is 100 feet west of the Westerly line of the property of Central Lumber Company, as conveyed by deed of record in Book 1880, Page 222, said Register's Office; thence, with a line between Tracts F and G parallel to the westerly line of said Central Lumber Company's property N 03° east 98 feet to a point; in the South line of the property of Richmond; thence, with Richmonds south line N 87° west 112.7 feet to the easterly margin of Ambrose Avenue, as extended; thence, with the margin of said avenue S 03° west 98 feet to a point; thence east and parallel to the northerly line of said Tract F, 112.7 feet to the point or place of beginning.

BEING the same property conveyed to Robert L. Kaatrude by deed from Metropolitan Equities, A Partnership of William H. Freeman and James A. Webb, III of record in Book 5818, Page 75, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property, known as 3102 Ambrose Avenue, Nashville, Tennessee 37207
(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 this 2nd day of April, 1985

ROBERT L. KAATRUDE, and WIFE
BEVERLY KAATRUDE

STATE OF TENNESSEE
Davidson County

BOOK 6525 PAGE 257

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT L. KAATRUDE, and wife, BEVERLY KAATRUDE

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 2nd day of April 19 85

Commission expires 1-10-89

Carolyn Watson James
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
ROBERT L. KAATRUDE, and wife
BEVERLY KAATRUDE

TO
DAVID J. BOATRIGHT

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

RECORDED
APR 2 3 59 PM 1985
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

I 0 3 7 7 7

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

RECEIVED OF _____

FOR _____

BOOK 6525 PAGE 258

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

105000.00- CAMT.
273.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 279.50-
4481A04/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 7 7 7

IDENTIF. REFERENCE

APR 2 3 59 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 121516