BOOK 6533 PAGE 767

Address New Owner as follows:	Send tax bills to:	Map-Parcel No:
George N. and Patricia T. Bullard 4419 Warner Place Nashville, Tennessee 37205	Same	130-10-8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD W. RANEY, JR., and wife, MARGARET C. RANEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GEORGE N. BULLARD and wife, PATRICIA T. BULLARD, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Being the east half of Lot No. 18 and the west 50 feet of Lot 25 on the map of the subdivision of Block "C", Belle Meade Plan No. 2, of record in Book 421, page 58, Register's Office for Davidson County, Tennessee.
>
> Said part of Lots Nos. 18 and 25 front together 150 feet on the southerly side of Warner Place, and extend back 346 feet on the easterly line and 346.6 feet on the westerly line to a dead line measuring 150 feet thereon.
>
> Being the same property conveyed to Richard W. Raney, Jr., and wife, Margaret C. Raney, by Warranty Deed from Timothy W. Stevens and wife, Sylvia M. Stevens, of record in Book 4917, page 834, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantees, their heirs, representatives and assigns forever.

AND GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for the following: (1) real estate taxes for 1985 which have been prorated and assumed by the Grantee; (2) restrictive covenants of record in Book 589, page 296, Register's Office of Davidson County, Tennessee (applies to part of Lot 25); and (3) an Easement for Sanitary Sewer of record in Book 5787, page 406, said Register's Office.

AND GRANTORS further covenant and bind themselves, their successors, assigns and representatives to warrant and forever defend the title to said tract of land to the said Grantees, their heirs and assigns, against the lawful claims of of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the 12 day of April, 1985.

Richard W. Raney Jr.
RICHARD W. RANEY, JR.

Margaret C. Raney
MARGARET C. RANEY

04/15 535.50- CHECK
19650
IDENTIF. REFERENCE
APR 15 4 03 PM '85
DAVIDSON COUNTY, TN
3112

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 RICHARD W. RANEY, JR., and wife, MARGARET C. RANEY, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 12th day of April, 1985.

NOTARY PUBLIC

My commission expires: 4/21/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Sworn to and subscribed before me this the 12th day of April, 1985.

NOTARY PUBLIC

My commission expires: 4/21/85

This instrument was prepared by:

Carter Andrews, Attorney
TUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

Mail

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6533 PAGE 769

FOR _____

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

215000.00- CAMT
559.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 565.50-
81-12A04/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 6 5 0

IDENTIF. REFERENCE

Apr 15 4 03 PM '85

DAVIDSON COUNTY, TN

No. 125044