THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

File

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jack Thomas Ludy et ux 5001 Maywood Drive Nashville, TN 37211	Same	146-8 171 6DU-32450

WARRANTY DEED

BOOK 6534 PAGE 419

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ruth C. Burkholder, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jack Thomas Ludy and wife, Katherine Frances Ludy,

hereinafter called the Grantee, Grantee's 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. 319 on the plan of Section Five, Crieve Hall Estates, of record in Book 2133, page 91, Register's Office for said County.

SAID Lot No. 319, which is a corner lot, fronts 145 feet on the westerly margin of Maywood Dr. and fronts 131.4 feet on the southerly margin of Fieldcrest Dr., said frontages being joined by a curve having a length of 31.42 feet, and extends back 165 feet on the westerly line and 150 feet on the southerly line to a point of intersection.

BEING the same property conveyed to M. Olin Burkholder and wife, Ruth C. Burkholder by deed from Ronald R. Dixon and wife, Colleen S. Dixon, of record in Book 4980, page 142, said Register's Office. M. Olin Burkholder has since died.

The property herein conveyed is subject to restrictive covenants of record in Book 2277, page 110, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 5001 Maywood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of April, 1985.

Ruth C. Burkholder

Ruth C. Burkholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 19 85, before me personally appeared Ruth C. Burkholder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that She executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE OF TENNESSEE

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6534 PAGE 420

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 61,500.00.

Jack Thomas Ludy
Affiant

Subscribed and sworn to before me, this the 12th day of April, 19 85.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LAKE COUNTY

APR 16 1 26 PM '85
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

72691

WARRANTY DEED

from:
RUTH C. BURKHOLDER

to:
JACK THOMAS LUDY ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23469)

dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6534 PAGE 421

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

61500.00- CAMT
159.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.40-
8437A04/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 9 2 7

IDENTIF. REFERENCE

APR 18 1 28 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 125361