WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
Frances Louise Rudy and Jeanette C. Rudy 2508 Sherman Court Donelson, Tennessee 37214	Same	62-15-46

BK 6563 PG 313

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $82,000.00.

Jeanette C. Rudy
Affiant

Subscribed and sworn to before me this 3 day of May, 1985.

Notary Public
My Commission Expires: My Commission Expires JAN. 19, 1986

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

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FOR AND IN CONSIDERATION of the sum of Eighty Two Thousand Dollars ($82,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Frank Rudy, Jr. has bargained and sold, and by these presents does transfer and convey unto the said Frances Louise Rudy for and during her natural life and thereafter the remainder in fee simple to Jeanette C. Rudy, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Sutherland Heights, Section III, of record in Book 2663, page 117, Register's Office for said County, as follows:
>
> Beginning at a point in the southeasterly margin of Sherman Court, at the corner of Lots Nos. 149 and 150; thence southeasterly with the line between said lots, 156.5 feet to a point in the north line of Lot No. 148; thence with the line between Lots Nos. 148 and 150, in an easterly direction 176.3 feet; thence 62.70 feet to the corner of Lot No. 151; thence northwesterly with the line between Lot Nos. 150 and 151, 254.1 feet to a point in the southeasterly margin of Sherman Court; thence with said Court, in a southwesterly direction 90 feet to the point of beginning.
>
> Further being the same property conveyed to Frank Rudy, Jr. by Quitclaim Deed from the Executors of the estate of Jacob Frank Rudy, deceased, of record in Book 5842, page 546, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Frances Louise Rudy for and during her natural life and thereafter the remainder in fee simple to Jeanette C. Rudy, her heirs and asigns, forever.

AND Frank Rudy, Jr. does covenant with the said Frances Louise Rudy as Life Tenant and Jeanette C. Rudy as Remainderman in fee simple that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except:

1. 1985 taxes, a lien, not yet due and payable.

2. Restrictive covenants of record in Book 2877, page 253, Register's Office, Davidson County, Tennessee.

3. The Plat of Sutherland Heights, Section III, as amended and recorded in Book 3399, page 297, Register's Office, Davidson County, Tennessee.

AND Frank Rudy, Jr. does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said Frances Louise Rudy, Life Tenant and Jeanette C. Rudy, Remainderman in fee simple, her heirs and assigns against the lawful claims of all persons whomsoever.

Susie E. Rudy joins in this conveyance to convey whatever right, title and interest she may have in this property as the wife of Frank Rudy, Jr.. Susie E. Rudy and Joyce Elaine Rudy are one and the same person.

WITNESS our hand this 3 day of May, 1985.

Frank Rudy Jr.
Frank Rudy, Jr.

Susie E. Rudy
Susie E. Rudy

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 Frank Rudy, Jr. and Susie E. Rudy, the bargainors herein, 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 3 day of May, 1985.

Notary Public

My Commission Expires: My Commission Expires JAN. 19, 1986

J 0 6 9 0 3

T IDENTIF. REFERENCE

MAY 22 2 09 PM '85

REGISTER DAVIDSON COUNTY, TN

RECEIVED

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

RECEIVED OF _____

FOR BOOK 6563 PAGE 315

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

82000.00- CAMT.
213.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 219.70-
057|A05/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 9 0 3

IDENTIF. REFERENCE

MAY 22 2 09 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 137188