BOOK 6574 PAGE 966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 73,100.00.

Affiant

Subscribed and Sworn to before me, this the 5th day of June, 1985.

Notary Public

My commission expires:
11-25-85

THIS INSTRUMENT WAS PREPARED BY
J. Greg Hardeman, 174 Third Avenue North, Nashville, Tennessee 37201

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel #**
Dudley Avenue Properties, Inc. 380 Willow Bough Lane Old Hickory, Tennessee 37138	Same	Map 104-6 Parcel 280

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **J. GREG HARDEMAN, ATTORNEY-IN-FACT FOR RUFUS E. FORT, JR., TRUSTEE, WITH FULL POWER TO SELL, TRANSFER, MORTGAGE OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY TO ANY PURCHASER,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DUDLEY AVENUE PROPERTIES,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

> Land in Davidson County, Tennessee, being the easterly 41 feet of Lot No. 80 and the westerly 18 feet of Lot No. 81 in the Bransford Realty Company's West End Avenue Place, a plan of which is of record in Book 332, page 15, of the Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots front together 59 feet on the south side of Dudley Avenue and extend back between parallel lines 135 feet more or less, to an alley.
>
> Being the same property conveyed to Rufus E. Fort, Jr., Trustee, by Deed from Nannie L. Eubank, unmarried, of record in Book 6070, page 924, R.O.D.C.

This is **improved** property known as 3103 Dudley Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever; and we covenant with the said GRANTEE 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 defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claim 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 my hand this 5th day of June, 1985.

J. Greg Hardeman

J. GREG HARDEMAN
Attorney-in-Fact for
RUFUS E. FORT, JR., Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. GREG HARDEMAN** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument as the Attorney-in-Fact for **RUFUS E. FORT, JR., Trustee,** for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 5th day of June, 1985.

Penny L. Haskell

NOTARY PUBLIC

PENNY L. HASKILL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4/19/87

J 10596

IDENTIF. REFERENCE

JUN 6 9 52 AM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6574 PAGE 968

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
			73000.CO- CAMT.	
			189.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	196.30-
			5168A06/06/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.05.96

IDENTIF. T. REFERENCE

JUN 6 9 52 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 141666