BOOK 6574 PAGE 978

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 80.00.

Affiant

Subscribed and Sworn to before me, this the 6th day of June, 1985.

Notary Public

My commission expires:
10-13-85

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, TN 37138	Same	Map 104-6 Parcel 281

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, **DUDLEY SQUARE, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DUDLEY AVENUE PROPERTIES, INC.,** 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 Lot No. 79, and the westerly 9 feet of Lot No. 80, on the plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for Davidson County.
>
> Said Lot No. 79 and the westerly part of Lot No. 80 front together 59 feet on the southerly side of Dudley Avenue and runs back between parallel lines 135 feet to an alley.
>
> Being the same property conveyed to Dudley Square, Inc., a Tennessee Corporation, by Deed from Sam H. Hirschberg and wife, Phyllis G. Hirschberg, of record in Book 6113, page 47, R.O.D.C.

This is **improved** property known as 3105 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,

5172

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.

DUDLEY SQUARE, INC.

Ryan Stanley
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ryan Stanley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of **Dudley Square, Inc.**, a Corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as such President.

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

John Mayo
NOTARY PUBLIC

My Commission Expires: 10-23-85

J 1 0 6 0 0

T IDENTIF. REFERENCE

JUN 6 9 53 AM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

80000.00- CAMT.
208.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 214.50-
5172A06/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1.0600

IDENTIF. REFERENCE

JUN 6 9 53 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 141670