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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles B. Rush 907 Winston Place Nashville, TN 37204	Singleton Mortgage Corporation 6263 Poplar Avenue, Suite 100 Memphis, Tennessee 38119	118-16 14 16DA-14665

BOOK 6581 PAGE 303

WARRANTY DEED

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,

Wilma E. Fitzgerald, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles B. Rush and wife, Margaret G. Rush

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. 92 on the plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for said County.

SAID Lot No. 92 fronts 75 feet on the southerly margin of Winston Place and extends back between parallel lines 172 feet to a dead line.

BEING the same property conveyed to T. I. Fitzgerald and wife, Wilma E. Fitzgerald by deed from Odom Stewart and wife, Gladys Stewart, of record in Book 1218, page 583, said Register's Office. T. I. Fitzgerald has since died.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

Wilma S. Fitzgerald and Wilma E. Fitzgerald are one and the same person.

This instrument is executed on behalf of Wilma E. Fitzgerald by Carl Simpson and Flora Simpson as her Co-Conservators, pursuant to a "Finding of Fact and Decree" entered in the Probate Court for Davidson County, Tennessee, File No. 76105, on May 29, 1985.

This is (un)improved property, known as 907 Winston Place, Nashville, TN 37204.

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 11th day of June, 1985.

Wilma E. Fitzgerald
BY: Carl Simpson, Co-Conservator

By Carl B. Simpson Wilma E. Fitzgerald
By Flora Simpson
Wilma E. Fitzgerald
BY: Flora Simpson, Co-Conservator

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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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___.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 82,500.00.

Charles B. Rush
Affiant

Subscribed and sworn to before me, this the 11th day of June, 1985.

My Commission Expires: Nov 1, 1987 Christy Wilkens Ivey
Notary Public

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 Carl Simpson and Flora Simpson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument on behalf of Wilma E. Fitzgerald as her Co-Conservators as the free act and deed of the within named Wilma E. Fitzgerald.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of June, 1985.

Christy Wilkens Ivey
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED

from:
Wilma E. Fitzgerald, unmarried

to:
Charles B. Rush and wife, Margaret G. Rush

DAVIDSON COUNTY, TN
Register
JUN 13 11 28 AM '85
jcb
Box 8

return to: **PERCY WILKINS IVEY**
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23714

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

RECEIVED OF _____

FOR _____

BOOK 6581 PAGE 305

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

82500.00- CONT.
214.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 221.00-
7934A06/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1: 2 8 0 1

IDENTIF. REFERENCE

JUN 13 11 28 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 144366