Box 44

BOOK 6630 PAGE 564

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,100.00.

John J. York
Affiant

Subscribed and sworn to before me, this 14th day of August, 1985.

Kerry L. Schmidt
Notary Public

My Commission expires: 10-19-86

This instrument prepared by:
GULLET, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:

Mr. and Mrs. John J. York
118 Two Rivers Court
Nashville, TN 37214

Send Tax Bills to:

SAME

Map-Parcel Numbers
84-6 Par. 2 ac

WHEREAS, Daniel C. Rudy, deceased, died October 10, 1984, owning the subject property, leaving a last will and testament which was admitted to probate in Davidson County, Tennessee, and recorded in the office of the Probate Clerk for Davidson County, Tennessee, at Will Book 149, page 15, which will, in Codicil No. 1 thereto, devised a life estate in the subject property to the decedent's sister, Frances Louise Rudy, and a remainderman interest therein to the decedent's wife, Jeanette Cantrell Rudy; and

WHEREAS, Frances Louise Rudy no longer maintains the subject property as her residence and Frances Louise Rudy, Jeanette Cantrell Rudy and the Co-Executors of the Estate of Daniel C. Rudy, deceased, all deem it beneficial and in the best interest of all persons involved to sell the subject property.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Frances Louise Rudy, unmarried, Jeanette Cantrell Rudy, unmarried, and Jeanette Cantrell Rudy and Sam L. Powers, Co-Executors of the Estate of Daniel C. Rudy, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John J. York and wife, Mary M. York, hereinafter called the Grantees, their heirs 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. 151 on the Plan of Sunny Acres, Section 4 as of record in Book 4300, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 151 fronts 255 feet on the northwesterly side of Acess Road to Briley Parkway and extends back 212.50 feet on the northeasterly line and 242.5 feet on the southwesterly line to a dead line measuring 265.11 feet thereon.

Being the same property conveyed to Daniel C. Rudy by deed from Daniel C. Rudy and Jacob Frank Rudy, Jr., Sam L. Powers and William D. Hardison, Jr., Co-Executors of the Estate of Jacob Frank Rudy, and William D. Hardison, Jr., Trustee, of record in Book 6043, page 464, Register's Office for said County.

This is improved property, known as 118 Two Rivers Court, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 except as follows:

1. 1985 Metro taxes which are to be prorated and assumed by the Grantees;

2. Deed of Trust of record in Book 4334, page 964, and assigned in Book 4351, page 978, Register's Office for said County;

3. Restrictive covenants of record in Book 2910, page 86, Register's Office for said County;

4. Plan of record in Book 4300, page 92, Register's Office for said County;

5. Easement for flow of Cumberland River;

and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of August, 1985.

Jeanette Cantrell Rudy

Jeanette Cantrell Rudy

Frances Louise Rudy

Frances Louise Rudy

Jeanette Cantrell Rudy

Jeanette Cantrell Rudy, Co-Executor of the Estate of Daniel C. Rudy

Sam L. Powers

Sam L. Powers, Co-Executor of the Estate of Daniel C. 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 Jeanette Cantrell Rudy, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 1985.

Kerry L. Schlosser
Notary Public

My Commission Expires: 10-19-86

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 Frances Louise Rudy, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 1985.

Kerry L. Schlosser
Notary Public

My Commission Expires: 10-19-86

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 Jeanette Cantrell Rudy, Co-Executor of the Estate of Daniel C. Rudy, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 1985.

Kerry L. Schlosser
Notary Public

My Commission Expires: 10-19-86

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 Sam L. Powers, Co-Executor of the Estate of Daniel C. Rudy, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 1985.

Kerry L. Schlosser
Notary Public

My Commission Expires: 10-19-86

2 8 5 8 2

IDENTIFICATION REFERENCE

AUG 14 3 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF

FOR BOOK 6630 PAGE 567

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

85100.CO- CAMT.
221.26 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 230.76-
7432A08/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28582

IDENTIFI REFERENCE

AUG 14 3 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163383