STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00 .

Loyda C. Jaegen
Affiant

Subscribed and Sworn to before me, this the 27th day of August, 1985.

Notary Public

My commission expires:
10-23-85

Mail

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 104-12 Parcel 56

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, **WARREN V. ESPY and wife, WINNIE MAI ESPY,** 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:

> Being a lot or parcel of land in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being the easterly 50 feet of Lot No. 7 in the subdivision of Hamilton Parks 10.28 acre tract, a plan of which is of record in Book No. 161, page 160, of the Register's Office for Davidson County, Tennessee, together with my interest in the trees in the narrow strip of land between the sidewalk and the street in front of said lot and in the 12 foot alley which was opened in the rear of said lot. The eastern 50 feet herein conveyed is bounded and described as follows: Being at the southeast corner of the fifty-five (55) foot lot that was conveyed to W. Hackett Ross and Minnie Henry Ross, April 30, 1913, in the northern margin of Jones Avenue and runs thence north with the east line of the Ross lot 308½ feet to the northeast corner of the Ross lot in the south line of a 24 foot alley; the one east with the south line of said alley 50 feet to the northeast corner of Lot No. 7 at the intersection of said alley which runs north and south from Jones Avenue to said 24 foot alley; thence south with the east line of Lot

No. 7, and west side of north and south alley 308½ feet to the southeast corner of Lot No. 7 in the north margin of Jones Avenue; the one west 50 feet to the beginning.

Being the same property conveyed to Warren V. Espy and wife, Winnie Mai Espy, by deed from Fred H. Kirtland and Nelle Kirtland Yost of record in Book 3255 Page 79 R.O.D.C.

This is improved property known as 2106 Fairfax Avenue, Nashville, 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 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 coveny 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, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 27 day of August, 1985.

Warren V. Espy
Warren V. Espy

Winnie Mai Espy
Winnie Mai Espy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared WARREN V. ESPY with whom I am personally acquainted, (or proved to me on the basis of satisfatory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27 day of August, 1985.

NOTARY PUBLIC

My Commission Expires: 10-23-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared WINNIE MAI ESPY with whom I am personally acquainted, (or proved to me on the basis of satisfatory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27 day of August, 1985.

NOTARY PUBLIC

My Commission Expires: 10-23-85

31980

IDENTIFICATION REFERENCE

AUG 28 8 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6641 PAGE 241

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

175000.00- CONT.
455.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 464.50-
1537A08/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31980

IDENTIFICATION REFERENCE

Aug 28 8 47 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 167401