THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
RUSSELL F. WALKUP and wife, RUTH C. WALKUP 799 Saussy Place Nashville, TN 37205	SAME	Map 115-9 Parcel 5 FB# 8D2-64650

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, paid by RUSSELL F. WALKUP and wife, RUTH C. WALKUP, hereinafter referred to as "Grantees," the receipt and sufficiency of which are hereby acknowledged by JENEANE S. GROSS, a widow, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantees, theirs heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 83 on the Map of West Meade Hills, Section Four, of record in Plan Book 3300, Page 46, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the north side of Saussy Place, the common front corner of Lots 83 and 84 on said plan; thence east along the margin of Saussy Place, 160.5 feet to a point, which is the beginning of a curve; thence around said curve 37.71 feet to a point in the west margin of Rodney Drive; thence north along the west margin of said Drive 212.14 feet to a point; thence west 203.55 feet to a point; thence south 246.03 feet to the point of beginning.

BEING the same property conveyed to Charles Gross and wife, Jeneane S. Gross, by deed of record in Book 3437, Page 215, Register's Office for Davidson County, Tennessee (the said Charles Gross having since died.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $113,750.00.

Russell F. Walkup
AFFIANT

Subscribed and sworn to before me this 3rd day of October, 1985.

NOTARY PUBLIC

My Commission Expires: 7-27-86

This is improved property known as 799 Saussy Place, Nashville, Tennessee 37205.

10/04 302.12 CHEC

1336

TO HAVE AND TO HOLD, the said property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever, Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for 1985 ad valorem real property taxes, which have been prorated and assumed by Grantees, a Deed of Trust executed by Charles Gross and wife, Jeneane S. Gross, to R. Bruce Robertson, Jr., Trustee, dated October 22, 1962, as of record in Book 3484, Page 191, Register's Office for Davidson County, Tennessee, to secure to The Prudential Insurance Company of America an indebtedness therein described, matters shown on the Plan of West Meade Hills, Section Four, as of record in Book 3300, Page 46, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 3rd day of October, 1985.

Jeneane S. Gross
JENEANE S. GROSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Robertson, Jr., a Notary Public in and for said County and State, the within named JENEANE S. GROSS, 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 3rd day of October, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-27-86

RUSH

IDENTIFICATION REFERENCE
41990

Oct 4 11 14 AM '85
FELIX Z. ELLSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6674 PAGE 482

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

113750.00- CAPIT.
295.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 302.12-
.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41990

IDENTIFICATION REFERENCE

OCT 4 11 14 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179183