BOOK 6594 PAGE 638

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

James A. Mulloy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 19 85

Notary Public

MY COMMISSION EXPIRES: July 12, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Mulloy (NAME)	Commerce Union Bank (NAME)	MAP 115-3
828 Belton Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	PARCEL 1
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	8DZ-53750

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Philip A. Rugh and wife, Cheryl B. Rugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Mulloy

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 304 on the Plan of Brook Meade, Section 9, of record in Book 2331, pages 34 and 35, Register's Office for said County, and described as follows:

Beginning at a point in the east margin of Clematis Drive, at the corner of Lots Nos. 304 and 305; thence with the line between said lots, easterly 236.8 feet to a point; thence southerly 182.0 feet to the north margin of Belton Drive; thence with the margin of the same, westerly 209.0 feet to the beginning of a curve; thence around said curve, northwesterly 39.5 feet to the easterly margin of Clematis Drive; thence with the margin of the same, northerly 134.2 feet to the point of beginning.

BEING the same property conveyed to Philip A. Rugh and wife, Cheryl B. Rugh by deed from Commerce Union Bank, Trustee of Arthur Hopkinson Trust, of record in Book 5360, page 683, Register's Office for Davidson county, TN.

THIS conveyance is subject to restrictive covenants of record in Book 2436, page 553, said Register's Office, and all other easements and building lines of record.

This is ( ) unimproved ( ) improved property, known as 828 Belton Drive, (House Number) (Street) Nashville, TN 37205 (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; 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, their heirs and assigns, against the lawful claims 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 our hand s this 25th day of October, 19 85

Cheryl B. Rugh

Philip A. Rugh

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6694 PAGE 639

Personally appeared before me, ~~the undersigned~~ _____, a Notary Public in and for said County and State, the within named Philip A. Rugh and wife, Cheryl B. Rugh

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 19 85.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Philip A. Rugh
Cheryl B. Rugh

TO
James A. Mulloy

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

FELIX Z. WISSMILLER, REGISTER
DAVIDSON COUNTY, TN
OCT 29 9 53 AM '85

IDENTIFICATION REFERENCE

0 6 2 9 0

4 8 2 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6594 PAGE 640

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

78000.00- CO TX
202.00 CO TX
.50 PRFEE
6.00 MOTX
CHECK 202.50-
1089A10/29/85 3AL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48290

IDENTIFICATION REFERENCE

Oct 29 9 53 AM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 186434