Box 14

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Michael W. Rhodes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 1985

Notary Public

MY COMMISSION EXPIRES: April 17, 1988
(AFFIX SEAL)

2183
512595-7

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Rhodes (NAME)	Fidelity Federal Savings & Loan (NAME)	43-13-383
416 Elm Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11D-48785
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Virginia R. Evans and Ruby R. Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Rhodes and wife, Kathy G. Rhodes

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 the westerly 50' of the northerly 225' of Lot No. 41 of Block "I", Forest Park Subdivision, as of record in Book 843, page 44, said Register's Office.

Said part of Lot No. 41 fronts 50' on the southerly side of Elm Street and runs back between parallel lines 225.00' to a dead line in the rear which measures 50' thereon.

Being the same property conveyed to Virginia R. Evans and Rubye R. Lee, as tenants in common by deed from James A. Richardson, a widower as of record in Book 6592, page 347, said Register's Office.

6480 5.

IDENTIFICATION REFERENCE

Dec 30 2 47 PM '85

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is { unimproved ( ) / improved (XX) } property, known as 416 Elm Street, Madison, Tennessee 37115
(House Number) (Street) (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 unincumbered, 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 their hand s this 26th day of December, 1985

Virginia R. Evans

Virginia R. Evans

Richard H. Evans

Ruby R. Lee

Robert L. Lee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia R. Evans and Ruby R. Lee

the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of December, 19 85.

Susan Calvert, Notary Public

Commission Expires July 17, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Virginia R. Evans and Ruby R. Lee

TO
Michael W. Rhodes and wife, Kathy G. Rhodes

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

4250[illegible]- CO TX
110.50 CO TAX
.50 PRFEE
6.00 MISC
CHECK 117.00-
1044A12/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64805

IDENTIFICATION REFERENCE

DEC 30 2 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205917