WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

96435

IDENTIFICATION REFERENCE

MAY 7 10 49 AM '86

FELIX E. POLK JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 164.347.98 .

Affiant

SWORN to and subscribed before me on this the 2 day of May, 1986.

NOTARY PUBLIC

My Commission Expires: 7-2-86

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
210 Douglas Street		
210 Douglas Street	Same	map 42-16
Madison, Tenn		Parcels 58 & 59

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **WILLIAM J. SUDEKUM and GERLIE V. RICKARD d/b/a J & G ASSOCIATES,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **WILLIAM P. SPEARS and wife, RUTH L. SPEARS; LOUIS P. AUGUSTIN and wife, BARBARA J. AUGUSTIN; and OTTIS PILKINTON and wife, MARIE W. PILKINTON,** hereinafter called **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, and being described as Lot No. 50 of the Douglas-Levine Subdivision of record in Book 547, Page 44, Register's Office for said County, and also being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated October 13, 1983, and known as Job No. 83-288 as follows:

BEGINNING at an iron pin in the westerly margin of Douglas Street, said iron pin being the northeast corner of the property being described and also being in common corner with Lot No. 51 of the Douglas-Levine Subdivision of record in Book 547, Page 44, Register's Office for said County; thence South 11 deg. 52 min. 53 sec. West 100.00 feet with said westerly margin of Douglas Street to an iron pin, said iron pin being the northeast corner of the Resubdivision of Lot 49 of the Douglas-Levine Subdivision of record in Book 4060, Page 193, Register's Office for said County; thence North 77 deg. 54 min. 54 sec. West 269.58 feet with the northerly line of said resubdivision of Lot 49 to an iron pin in the easterly margin of a Louisville and Nashville Railroad Company right-of-way; thence North 17 deg. 12 min. 32 sec. East 101.40 feet with said easterly margin of L & N Railroad to an iron pin, another common corner with the aforementioned Lot 51; thence with the southerly line of said Lot 51 South 77 deg. 41 min. 44 sec. East 260.17 feet to the point of beginning, containing 0.61 acres, more or less.

BEING the same property conveyed to WILLIAM J. SUDEKUM and GERLIE RICKARD, d/b/a J & G ASSOCIATES by Deed from MARILYN A. BAKER and husband, HUBERT L. BAKER of record in Book 6220, Page 937, Register's Office for Davidson County, TN.

This is improved property known as 212 and 208 Douglas Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 2 day of May, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WILLIAM J. SUDEKUM

GERLIE V. RICKARD

J & G ASSOCIATES

BY: _____

BY: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WILLIAM J. SUDEKUM and GERLIE V. RICKARD, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 2 day of May, 1986.

NOTARY PUBLIC

My Commission Expires: 7-2-86

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public of the State and County aforesaid, personally appeared, WILLIAM J. SUDEKUM and GERLIE V. RICKARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners in J & G ASSOCIATES, the within named bargainor, and that WILLIAM J. SUDEKUM and GERLIE V. RICKARD, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal at Office in Hendersonville, Tennessee, this the 2 day of May, 1986.

NOTARY PUBLIC

My Commission Expires: 7-2-86

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

RECEIVED OF _____

FOR _____

BOOK 6850 PAGE 104

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

164347.98- CAMT.
427.10 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 436.68-
1246A05/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98435

IDENTIFICATION REFERENCE

MAY 7 10 49 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245146