FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000.00

Ruth Dennis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 86.

Notary Public

MY COMMISSION EXPIRES: 7-17-88

(AFFIX SEAL)

MORTGAGEE: Cloud V. Eckhardt

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Dennis (NAME)	Ruth Dennis - New Owner (NAME)	MAP 81-18
3305 Austin Ln. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 42
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 11W 100

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, Cloud V. Eckhardt and wife, Helen Eckhardt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth Dennis

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. 43 on the plan of Bransford Realty Company's Subdivision of lots Nos. 1 to 10, inclusive and other lots in Mrs. E. S. Clark's Subdivision of Lots Nos. 39, 40 and part of 38 in Boyd McNairy's Plan of Lots, as of record in Book 421, page 90, Register's Office for said County.

Said Lot No. 43 fronts 35 feet on the northerly side of Scovel, formerly Madison Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cloud V. Eckhardt by deed from William Hartsfield and wife, Clara Hartsfield of record in Book 2158, page 257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for 1986.

Helen Eckhardt joins in the execution of this conveyance for the sole purpose of conveying such marital interest as she may have in subject property, if any.

This is unimproved ( ) improved (X) property, known as Scovel Street, Nashville, Tennessee
(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 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 hand this 25th day of July, 19 86

Cloud V. Eckhardt

Helen Eckhardt

4732

BOOK 6935 PAGE 531

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Eckhardt

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of July 19 86

Commission expires 4-19-87

G. L. Eckhardt
Notary Public

My Commission Expires April 19, 1987

STATE OF TENNESSEE
Davidson County

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

FILED FOR RECORD
98 JUL 14 PM 3:45
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2 0 9 7 4

WARRANTY DEED

FROM
Cloud V. Eckhardt and wife,

Helen Eckhardt

TO
Ruth Dennis

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cloud V. Eckhardt, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1986

My Commission Expires: 11-1-87

John V. Adams
NOTARY PUBLIC

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 6935 PAGE 532

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

30[illegible]0- CAPT.
8.40 CSTAX
.50 PREP
6.00 WDSUB
CHECK 14.90-
4732A07/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26974

IDENTIFICATION REFERENCE

JUL 31 1 43 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 277952