BOOK 7031 PAGE 971 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

James H. Bush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF November 19 86

William T. Berry
Notary Public

MY COMMISSION EXPIRES: 7-13-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM T. BERRY, ATTORNEY
413 Welshwood Drive, Suite 206, Nashville, Tennessee 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. BUSH (NAME)	SAME (NAME)	
[illegible] (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	34-2-45
[illegible] (CITY) (STATE) (P. O. ZIP)	(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~~ I, EDNA R. DIXON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. BUSH

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 the 10th , formerly 20th Civil District of Davidson County, Tennessee being known as lot No. 2 on the Map of S. S. Koellein unrecorded plan of lots, being a resubdivision of certain lots of W. J. Cude Subdivision of Edgefield Junction and described according to a copy of a survey made by S. M. Morrison, Engineer, dated May 1962 as follows:

BEGINNING at a point in the easterly margin of Cude Lane at the corner of lots 1 & w, and being the southwesterly corner of the lot that was conveyed to J. T. Murphree, et al by deed of record in Book 3400, page 479, Register's Office for said County; thence along Murphree et al, line, along the line of lots 1 & 2, N 44°21' E 208.2 feet to the southwesterly line of the plan known as Shepherd Hill, Section 1, as of record in Book 2331, page 46, said Register's Office, thence along the line of Lot No. 3 of said recorded plan, S 46°01' E 100.1 feet to a corner of lots Nos. 2 & 3 of this plan,and being the northwesterly corner of the lot that was conveyed to Allen E.Jones by deed of record in Book 2543, page 447, said Register's Office; thence along Jones' line along the line between lots 2 & 3, south 44°21' W 209 feet, more or less, to the margin of Cude Lane; thence with the margin of the same, N 45°39'W 100 feet to the point of beginning.

BEING the same property conveyed to Roger W. Dixon and Edna R. Dixon by Deed from leon Sharber, Trustee, of record in book 4767, page 726 Register's Office for Davidson County, Tennessee. Roger W. Dixon has since Quitclaimed his interest in said property by Deed of Record in Book 6212, page 532, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 103 Cude Lane, 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 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 my hand this 4th day of November, 1986

Edna R. Dixon
EDNA R. DIXON

60440

IDENTIFICATION REFERENCE

Nov 5 1 59 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, EDNA R. DIXON

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 4th day of November, 19 86

NOTARY PUBLIC

My commission expires:
7-17-88

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of 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 President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

WITNESS my hand and seal, at office in
this day of, 19

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

EDNA R. DIXON

TO

JAMES H. BUSH

TEXAS TITLE & ESCROW CO. INC.
413 WELSHWOOD DRIVE
NASHVILLE, TENNESSEE 37211

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

70[illegible].00- CAMT.
196.00 CSTAX
.50 PRFE
6.00 WDE D
CHECK 202.50-
2797A11/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60440

IDENTIF. REFERENCE

Nov 5 1 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08856