ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
RICHARD P. FUDGE ET UX	SAME	14D 45246
(NAME)	(NAME)	29-322
515 Edwin Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7112 PAGE 802

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, IRV A. RUBENSTEIN,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD P. FUDGE AND WIFE, JULIA S. FUDGE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 13 on the Plan of Bernard Hills of record in Book 5200, page 386, Registers' Office for Davidson County, Tennessee, and consisting of 8.52 acres, more or less, according to a survey by Barry Greer dated October, 1981, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Irv A. Rubenstein by deed of record in Book 5896, page 81, Register's Office for Davidson County, Tennessee.

Donice E. Rubenstein joins in this conveyance for the sole purpose of relinquishing any marital rights which she may have in subject property by virtue of marriage to Irv A. Rubenstein.

85592

IDENTIFICATION REFERENCE

JAN 21 9 15 AM '87

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as Lot No. 13, Bernard Hills (House Number) (Street)

Nashville (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 13th day of January, 19 87.

Irv A. Rubenstein

Irv A. Rubenstein

Donice E. Rubenstein

Donice E. Rubenstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7112 PAGE 803

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irv A. Rubenstein and wife, Donice E. Rubenstein

the bargainor, 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 Madison, Tennessee, this 13th day of January, 19 87.

My commission expires 7-17-88 Notary Public Joyce E Donahue

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard P. Fudge

Sworn to and subscribed before me this 13th day of January, 19 87.

My commission expires 7-17-88 Notary Public Joyce E Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM IRV A. RUBENSTEIN

TO RICHARD P. FUDGE ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7112 PAGE 804

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

270[illegible].10- CANT.
75.00 CSTAX
.50 PRFEE
6.00 WDS
CHECK 33.10-
1208301/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85592

IDENTIFICATION REFERENCE

JAN 21 9 15 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 36833