1 of 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Helen D. Rushford 2216 Dortch Avenue Nashville, TN 37211	S.A.M.E.	Map 119-1 Parcel 169 6DA-16079

WARRANTY DEED BOOK 7773 PAGE 881

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **THOMAS L. INGRAM, UNMARRIED,** have bargained and sold, and by these presents do transfer and convey unto the said **HELEN D. RUSHFORD, UNMARRIED,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being part of Lot No. 199 on the Plan of Overhill City and W. H. Fox's Subdivision of Lots Nos. 14, 15, 16, 20, 29 and 30, Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said county, described as follows:

BEGINNING at a point in the easterly margin of Dortch Avenue at the northwest corner of the property conveyed to the State of Tennessee, by deed of record in Book 4367, page 640; thence with said Avenue, north 6 degrees 08' east 20 feet to a point, the northwesterly corner of Lot No. 199 on said plan; thence with the same, south 84 degrees 35' east 150 feet to a point in the westerly margin of an alley; thence with the same south 6 degrees 08' west 11 feet to the northerly margin of the property conveyed to the State of Tennessee above referred to, thence with the same, south 80 degrees 53' west 125.9 feet to a point; thence north 6 degrees 09' east 222.2 feet to a point; thence north 83 degrees 45' west 30 feet to the point of beginning.

Being the same property conveyed to Thomas L. Ingram, unmarried by deed from Gene Morgan and wife, Bobby L. Morgan of record in Book 7621, Page 544, said Register's Office for Davidson County, Tennessee.

Prepared by information provided by the parties, preparer makes no warranty as to title, encumberances or liens.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **2216 Dortch Avenue, Nashville, TN 37211**

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 15 day of February, 1989

Thomas L. Ingram

Thomas L. Ingram

OF
COUNTY OF DAVIDSON

BOOK 7773 PAGE 882

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Ingram, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of February, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $14,000.00

Helen D. Rushford
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF February, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

09482

IDENTIFICATION

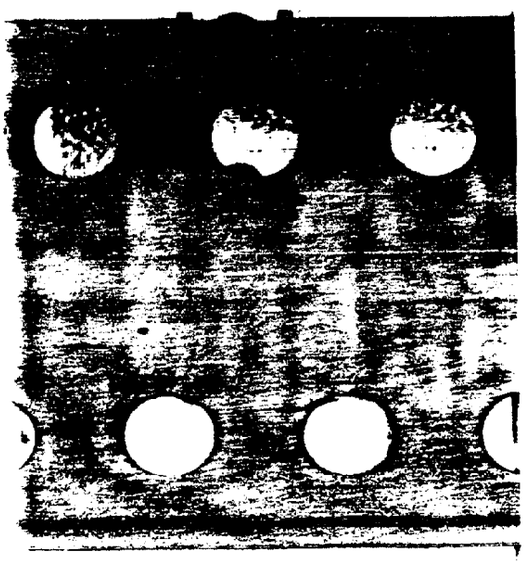
Feb 16 2 19 PM '89

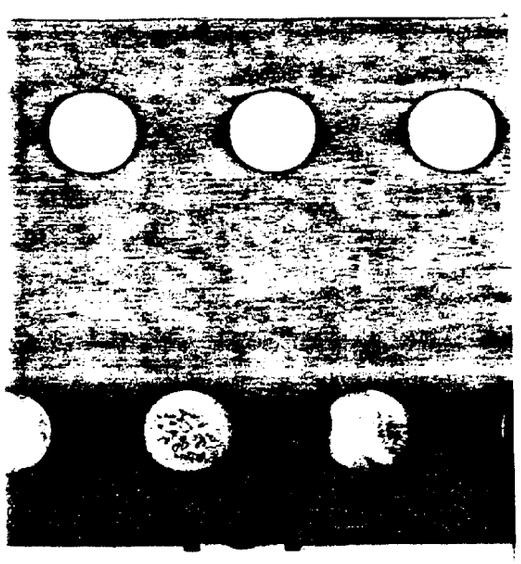
This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

7817 02/16 0101 03CHECK 52.70





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 883

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	14000.00
CON TX	46.20
PRFEE	0.50
WDEED	6.00
TOTAL	52.70
CHECK	52.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/89 01 14:20 0001 7817

09482

IDENTIFICATION

FEB 16 2 19 PM '89

No. 182277