STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 1989.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

BOOK 7906 PAGE 356

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
David L. & Patricia Ann Bush (NAME)	Same (NAME)	Map 118-8
2412 Cruzen (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. Nos. 154, 155, 156, 157 & 158
Nashville, TN 37211 (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. Charles R. Tygard, Jr. as to a 2/3 undivided interest and Donald W. Johnson as to a 1/3 undivided interest HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Bush and wife, Patricia Ann 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:

TRACT I: Map 118-8 Par. No. 158

BEING Lot No. 6 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, TOGETHER with that part of closed alley No. 1835, closed by Metro Ordinance Bill No. 77-447, running with the rear line of said lot.

TRACT II: Map 118-8 Par. Nos. 157, 156, 155 and 154

BEING Lots Nos. 7, 8, 9 and 10 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, TOGETHER with that part of closed alley No. 1835, closed by Metro Ordinance Bill No. 77-447, running with the rear lines of said lot.

BEING the same property conveyed to Charles R. Tygard, Jr. as to a 2/3 undivided interest and Donald W. Johnson, as to a 1/3 undivided interest, by deed from Bank of East Tennessee, Successor Trustee and Woodlawn East, Incorporated, of record in Book 7522, page 243, Register's Office for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee, and any and all utilities reserved in ordinance No. 77-447 of the ordinances of the Metropolitan Government of Nashville and Davidson County.

Taxes for 1989 have been pro-rated and assumed by Grantee(s).

Judy B. Tygard and Kay B. Tygard join in the execution of this instrument to convey whatever marital rights they may have.

unimproved ( )
This is improved (X) property, known as 2401-2409 Felts Avenue Nashville, TN 37211
(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 Whereever 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 2nd day of August, 19 89

Charles R. Tygard, Jr.

Donald W. Johnson

Judy B. Tygard

Kay B. Johnson

STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, Charles R. Tygard, Jr. and Donald W. Johnson, Judy B. Tygard
(Name of natural person executing the instrument)
and Kay B. Johnson

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 2nd day of August 19 89.

My Commission Expires 5/22/93

Notary Public

____ STATE OF TENNESSEE }
_____ COUNTY }

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __ he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

2281 08/03 0101 03CHECK 264.40

WARRANTY DEED

FROM
Charles R. Tygard, Jr. and
Donald W. Johnson
TO
David L. Bush and wife,
Patricia Ann Bush

This form compliments of:

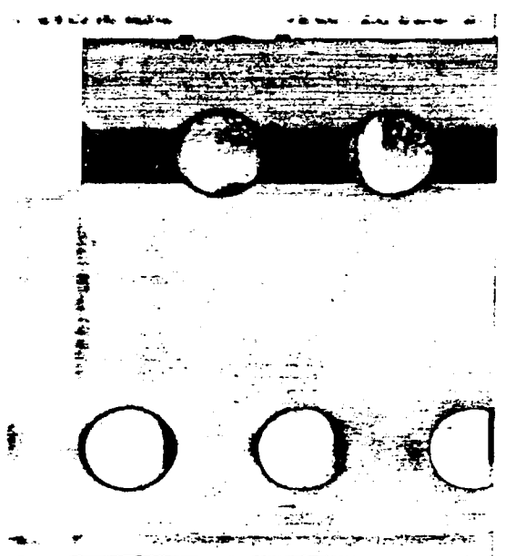
title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

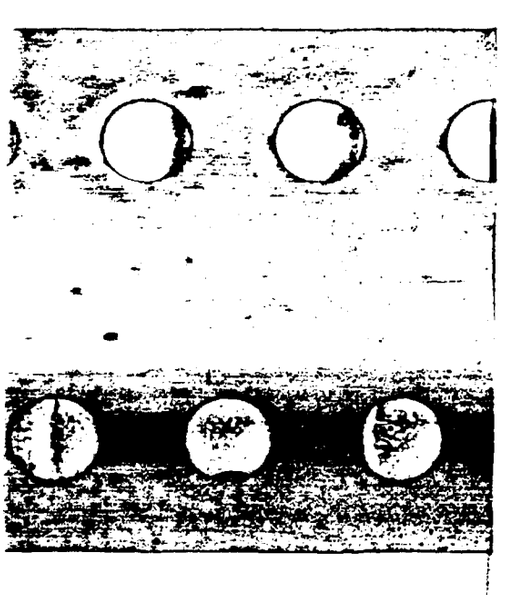
5.4.9.2.4.

IDENTIFICATION

Aug 3 11 25 AM '89

FELIX Z. WILSON





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

RECEIVED OF _____

FOR _____

BOOK 7906 PAGE 358

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	78000.00
CON TX	257.40
PRFEE	1.00
WDEED	6.00
TOTAL	264.40
CHECK	264.40

08/03/89 01 11:26 0001 2281

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.9 2.4.

IDENTIFICATION REFERENCE

AUG 3 11 25 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235610