Box 58

BOOK 8045 PAGE 615

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Michael W Rutledge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF Nov 1989

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

First American National Bank, First American Ctr., Nashville, TN 37237

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Michael W. Rutledge and	SEND TAX BILL TO: Michael W. Rutledge	MAP-PARCEL NUMBERS Map 118-4
(NAME) John O. Rutledge, Jr.	(NAME) 2312 Cruzen Street	Parcel 276
(STREET ADDRESS OR ROUTE NUMBER) 2312 Cruzen St.	(STREET ADDRESS)	
(CITY) Nashville (STATE) Tn. (P.O. ZIP) 37211	(CITY) Nashville, (STATE) Tn. (P.O. ZIP) 37211	

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, Myrtle N. Brady

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Rutledge and John O. Rutledge, Jr.

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. 247 on the Plan of Grandview Heights Addition, as of record in Book 161, pages 14 and 15 of the Register's Office for said County.

Said Lot No. 247 fronts 50 feet on the easterly side of Cruzen Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Myrtle N. Brady by deed from A. L. Brady of record in Book 2294, Page 159, Register's Office for Davidson County, Tennessee.

03828

IDENTIF. REFERENCE

FEB 14 11 04 AM '90

DAVIDSON COUNTY TN.

2838 02/14 0101 03CHECK 76.30

unimproved ( )
This is improved (X) property, known as 2310 Cruzen Street Nashville, Tennessee 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. 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 17 day of November, 19 89

Arale L Brady

Myrtle N Brady

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Audra L. Brady & Myrtle L. Brady

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of November, 1981

Commission expires 1/21/90

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ 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____.

Commission expires _____

Notary Public

BOOK 8045 PAGE 616

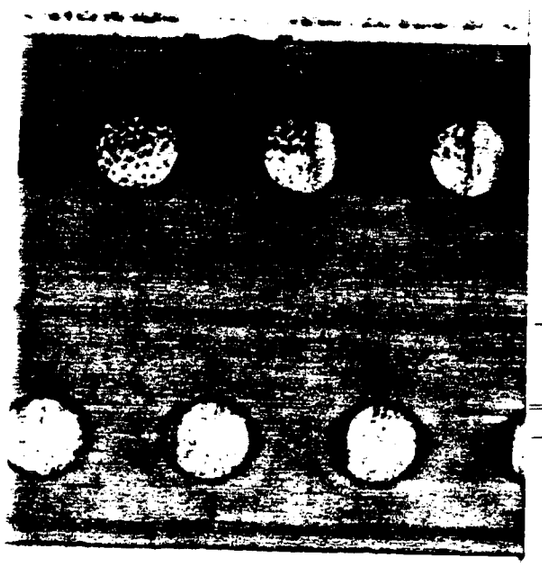
WARRANTY DEED

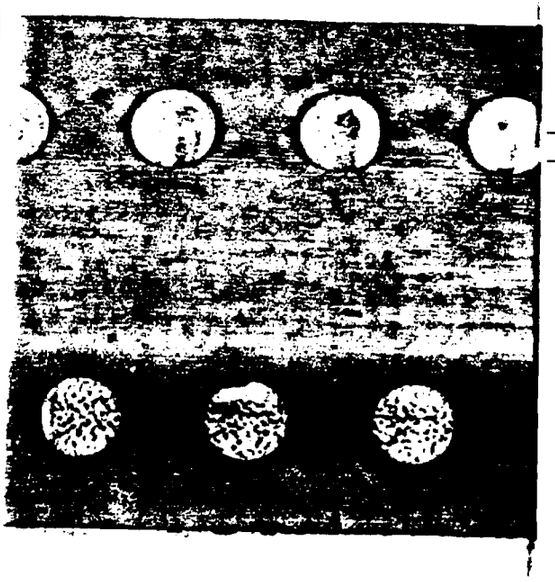
FROM

TO

Prepared by:

COMBS & LAWLESS
A PROFESSIONAL LAW CORPORATION
TWENTY-THIRD FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0057





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

RECEIVED OF _____

FOR _____

BOOK 8045 PAGE 617

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
			CAMT	21000.00
			CON TX	69.30
			PRFEE	1.00
			WDEED	6.00
			TOTAL	76.30
			CHECK	76.30
02/14/90	01	11:02	0001	2838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q3828

IDENTIF. TREFERENCE

FEB 14 11 05 AM '90

FEL... DAVIDSON COUNTY TN.

No. 292837