BOOK 9842PG115

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Scott E. Rudolph and Cherie H. Rudolph
613 Old Hickory Boulevard W.
MADISON TN 37115

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 43-13
PARCEL 12
11D-50945

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stephen C. Hunt, Kimberly Faith Hunt Wiggins, Stephen Craig Hunt III, and Christopher Martin Hunt, as to a one-fourth undivided interest each hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott E. Rudolph and wife, Cherie H. Rudolph, dba Rudolph's Rentals, 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 NO. 1.:
LAND in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, October 5, 1950, as follows:

BEGINNING on the southerly margin of proposed Burrwood Avenue at a stone located 697 feet west of the westerly margin of Delaware Avenue; thence S13°W, 109.7 feet to a stake and post in the northeast corner of the property conveyed to Comer L. DeRossette and wife, by deed from C. H. Woodruff and wife, of record in Book 1629, Page 57, said Register's Office; thence with said DeRossette's northerly line N82°35'W, 184 feet and continuing in the same direction 111 feet, in all 295 feet to a stake; thence N16°25'E, 179.3 feet to a stake in the southerly margin of said proposed Burrwood Avenue; thence with same S83°10'E, 267 feet to the beginning, containing 0.93 of an acre, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM TRACT I is that property conveyed to the State of Tennessee by Judgment of the Third Circuit Court of Davidson County, Tennessee, recorded in Book 4156, Page 984, Register's Office for Davidson County, Tennessee, and described as follows:

LAND in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, October 5, 1950.

BEGINNING at a point in the northwest corner of the property of C. L. DeRossette, being on the southerly margin of Duling Avenue, running easterly along said margin 127 feet, more or less, to a point; thence running southeasterly along said margin 145 feet, more or less, to a point on DeRossette's easterly property line; thence running S12°44'W, 48 feet, more or less, along DeRossette's easterly property line to a point; thence N86°W, 40 feet to a point; thence with a curve to the left having a radius of 1041.74 feet, an arc distance of 243 feet to a point on DeRossette's westerly property line; thence running northeasterly 105 feet, more or less, along DeRossette westerly property line back to the point of beginning, containing 0.47 acres, more or less.

TRACT II:
LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Old Hickory Boulevard, or Larkin Spring Road, 1326 feet east of the center line of Gallatin Road, as previously located, likewise being 185 feet east of the southeast corner of the Lot conveyed to Scruggs by deed of record in Book 1425, Page 392, said Register's Office; thence northerly 331 feet, more or less, to a point; thence easterly 184 feet to a post in a fence line; thence S20°W, 351 feet to the north margin of Old Hickory Boulevard, or Larkin Springs Road; thence with the margin of the same, westerly 106 feet to the point of beginning.

Being the same property conveyed to Stephen C. Hunt by Quitclaim Deed from Barbara B. Hunt of record in Book 8664, Page 846, Register's Office for Davidson County, Tennessee, and subsequently by Quitclaim Deed from Stephen C. Hunt to Kimberly Faith Hunt Wiggins, Stephen Craig Hunt II and Christopher M. Hunt, thereby creating a one-fourth undivided interest in each, of record in Book 8664, Page 862, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Easement for Storm Drainage of record in Book 8766, Page 408, said Register's Office.

Taxes for 1995 have been pro-rated and paid.

This is improved property known as 265 Old Hickory Boulevard, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Scott E. Rudolph and wife, Cherie H. Rudolph, their heirs and assigns, forever; and we, Stephen C. Hunt, Kimberly Faith Hunt Wiggins, Stephen Craig Hunt III, and Christopher Martin Hunt, as to a one-fourth undivided interest each 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24/25 day of October, 1995.

Stephen C. Hunt

Kimberly Faith Hunt Wiggins

Stephen Craig Hunt II

Christopher Martin Hunt

95 OCT 30 AM 11:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

011762

405.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen C. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kimberly Faith Hunt Wiggins 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 purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this the 24th day of October 1995.

NOTARY PUBLIC
JOHN D. DUNN

My commission expires: July 24, 1999

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen Craig Hunt II 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 Jackson, Tennessee, this the 25th day of October 1995.

NOTARY PUBLIC

My commission expires: 7/24/99
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 106,000.00

AFFIANT

Subscribed before me this the 25th day of October, 1995.

Notary Public. Comm. expires 3/22/9

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christopher M. Hunt 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 Pleasant View, Tennessee, this the 25th day of October 1995.

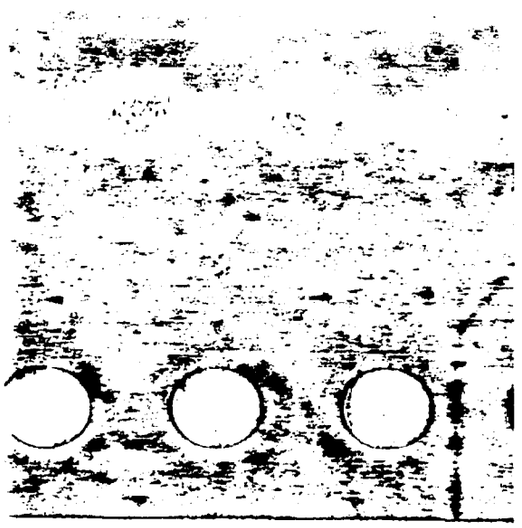
NOTARY PUBLIC

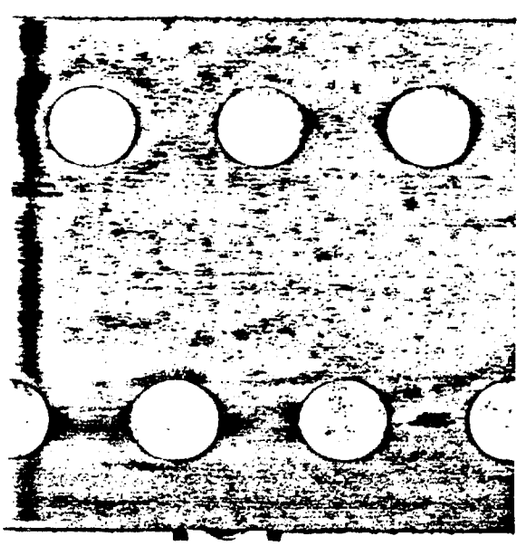
My commission expires: 7/24/99

~~Subscribed and sworn to before me this _____ day of October, 1995.~~

~~My commission expires:~~

~~NOTARY PUBLIC~~





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

RECEIVED OF _____

FOR _____

BOOK 9842 PG 118

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

AMT
106000.00
CON TX 392.20
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12.00
ERR CD
TDEED 12.00-
MDEED 12.00
TOTAL 405.20
CHECK 405.20
10/30/95 01 11:57 0001 2115

01117162
IDENTIFICATION REFERENCE

95 OCT 30 AM 11:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 970774