BOOK 9842PG165

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 Blvd. W
Madison, TN 37115

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 42-8
PARCEL 2
11D-33466

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, I, Bonnie Pardue, unmarried hereinafter called the Grantor, 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:

> A tract of land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, on the west side of Gallatin Pike, near Madison Station, and being part of Lots Nos. 15 and 14 in the Madison Annex Subdivision of record in Book 843, Page 32, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING in the northerly margin of a 40 foot street at the southeast corner of a tract of land formerly owned by F. B. Louthan and wife, thence easterly with the northerly margin of said street 150 feet to a stake; thence N2°E, 474 feet to a stake; thence westerly with the southerly margin of said street 150 feet to the northeast corner of the land formerly owned by Louthan; thence S2°W, with said Loughan easterly line, 473 feet to the point of beginning.
>
> Being the same property conveyed to Bonnie Pardue, by deed from James D. Ray, a single person of record in Book 5750, Page 62, 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. Taxes for 1995 have been pro-rated and paid. Mobile Home conveyed to Grantees with this transfer.

This is improved property known as 210 Nesbitt Lane, 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, dba Rudolph's Rentals, their heirs and assigns, forever; and I, Bonnie Pardue, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 my hand this the 27th day of October, 1995.

Bonnie Pardue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bonnie Pardue, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 85,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of October, 1995.

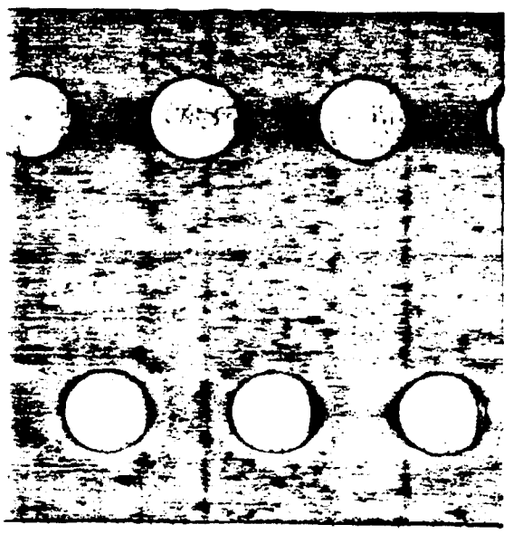
NOTARY PUBLIC
My Commission Expires: 3/22/97

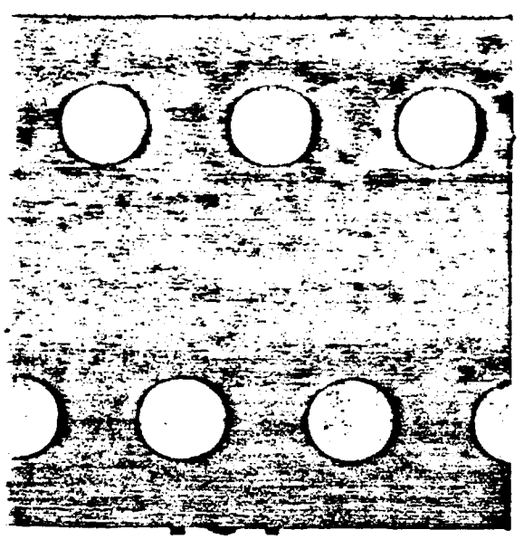
011778

95 OCT 30 PM 1:14

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN.

TAX 323.50 RECEIPT 323.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9842 PG 167

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

DAT 85000.00
CEN TX 314.50
PRFEE 1.00
AGEED 8.00
TOTAL 323.50
CHECK 323.50
10 30 95 01 13:14 0001 2132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0117178
IDENTIFICATION REFERENCE

95 OCT 30 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 970790