BOOK 10150 PG. 82

STATE OF TENNESSEE
COUNTY OF Davidson
7114-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

James R Bonds III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 19 96

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC LAW

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleave Horton		105-14-112
(NAME)	(NAME)	
2218 Grantland Avenue	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37204		
(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, WE, Doris Rutledge, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cleave Horton and James Robert Bonds, III, both single individuals holding title as tenants in common with right of survivorship

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, as follows;

Being Lot No. 3 and the northerly half of Lot No. 4 of Block 12 on the Plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, page 87, Register's Office for said County.

Said Lot No. 3 and part of Lot No. 4 front together 75 feet on the easterly side of Grantland Avenue and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to John A. Rutledge and wife, Doris T. Rutledge, by deed from William O. Lee, Trustee, filed of record in Book 8134, page 444, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Doris Rutledge, Doris T. Rutledge and Anna Doris Tucker Rutledge being one and the same person.

This is improved property known as 2218 Grantland Avenue, Nashville, TN 37204

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 her hand this 2nd day of August, 19 96.

Doris Rutledge
Doris Rutledge

7114-M

BOOK 10150 PG. 83

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

Doris Rutledge, 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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1996.

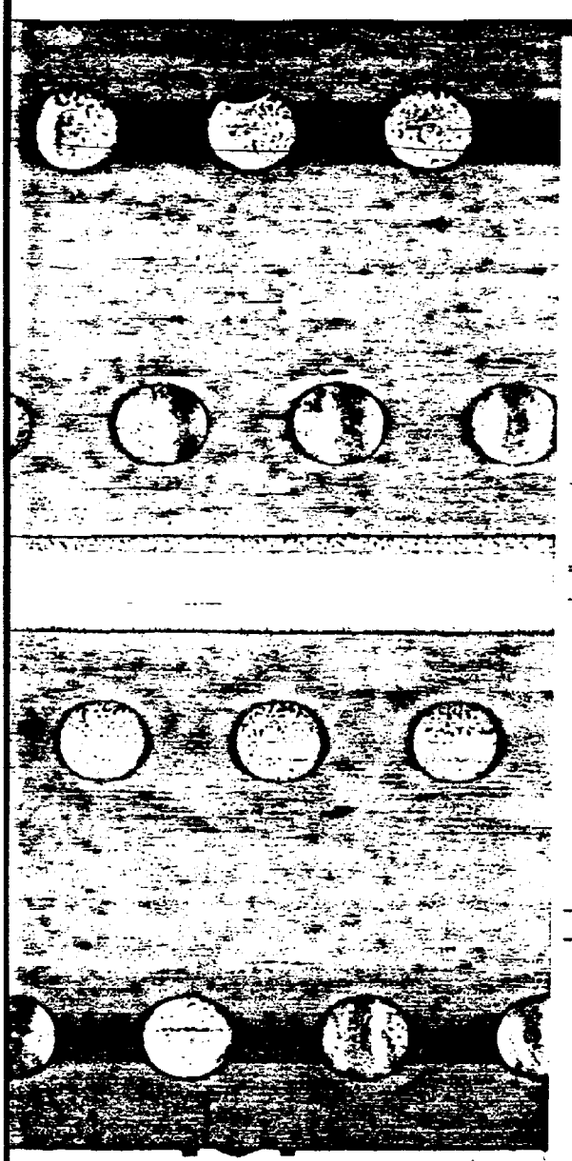
My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

02123711
IDENTIFICATION REFERENCE

96 AUG -7 PM 3:45
REGISTER
DAVIDSON COUNTY, TN

4700 08/07 0101 03CHECK 175.50



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

RECEIVED OF _____

FOR _____

BOOK 10150 PG 84

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	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	175.50
			CHECK	175.50
08/07/96	01		15:50 0001	4700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02123711
IDENTIF. # REFERENCE

96 AUG -7 PM 3:45

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

No. 1017307