BOOK 10754 PG 257

WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
FILE BOX "7"
(36224)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 515,000.00

X Pamela L. Kohlhamer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 1/11/98
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Stephen K. Rush (NAME)	**SAME** (NAME)	104-4-221
1209 16th Avenue South (ADDRESS)	(ADDRESS)	22W 16320
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, 1209 Properties, a Partnership **composed of Joe Galante, Stan Moress, Richard Landis**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen K. Rush, married

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. 9 on the Plan of Belmont Land Co. Subdivision of Lot No. 23 of O. B. Hayes' large lots, as of record in Book 204, Page 207, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the westerly side of 16th Avenue, South, formerly Belmont Avenue, and runs back between parallel lines 153-3/4 feet to an alley.

BEING the same property conveyed to 1209 Properties, a Partnership composed of Joe Galante, Stan Moress, and Richard Landis by deed from Lorimar Music Publishing, Inc. of record in Book 8056, Page 805, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Power of Attorney for Stan Moress of record in Book 8056, Page 810; and Power of Attorney for Richard Landis of record in Book 8056, Page 810, said Register's Office.

98 JAN 12 AM 9:45
DAVIDSON COUNTY, TN
REGISTER'S FEE

0389069
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property. Known as 1209 16th Avenue South, Nashville, TN 37212
(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 good right to convey it and the same is unincumbered, 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 my hand this 8th day of January 19 98

1209 Properties, a Partnership **composed of** **Joe Galante**

Stan Moress by Joe Galante, Atty in Fact

Richard Landis by Joe Galante, Atty in Fact

BOOK 10754 PG 258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~P209 Properties, a Partnership composed of~~ Joe Galante, PARTNER

the bargainor, 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 Nashville, Tennessee, this 8th day of January, 19 98.

Commission expires: 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires: _____

Notary Public

State of Tennessee
County of Davidson

On this the 8th day of January, 1998, before me personally appeared Joe Galante to me known to be the person who executed the foregoing instrument in behalf of Stan Moress and Richard Landis as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Stan Moress and Richard Landis.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of January, 1998.

My Commission Expires:
11/28/98

Notary Public

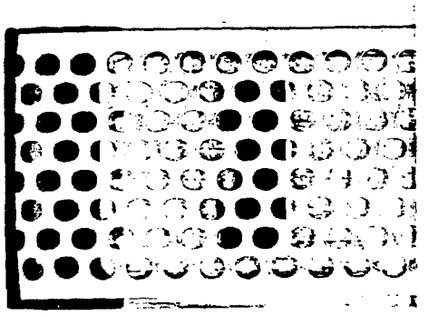
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0882 01/12 0101 03CHECK 1914.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10754 PG 259

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
515000.00
CON TX 1905.50
PRFEE 1.00
[illegible] 8.00
TOTAL 1914.50
CHECK 1914.50

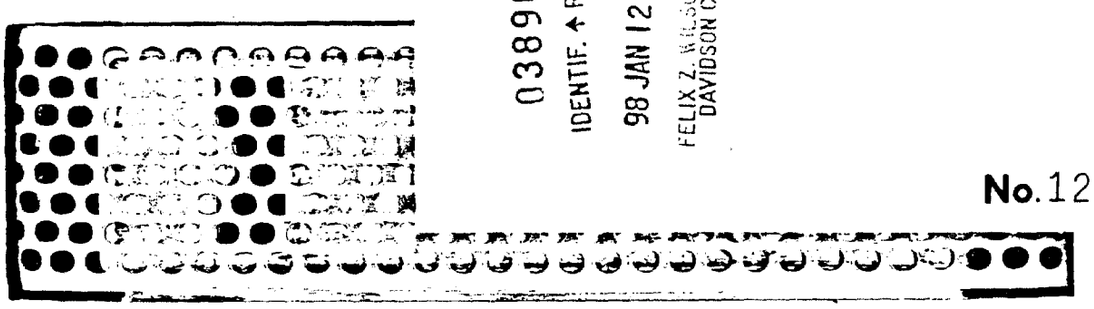
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/12/98 01 09:49 0001 0882

0389069
IDENTIF. ← REFERENCE

98 JAN 12 AM 9:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1241543