BOK 61

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Subscribed and sworn to before me, this 1st day of July, 2002,

Affiant

Notary Public

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N10964

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Ruth Abernathy and Ulus King **314 Scott Avenue** **Nashville, Tennessee 37206** MAP & PARCEL NO. **083-02-0/322.00**	**Same**

Davidson County DEEDWARR
Recvd: 07/18/02 14:09 2pgs
Fees:13.00 Taxes:610.50

20020718-0086794

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Scott E. Rudolph and wife, Cherie Rudolph,

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Ruth Abernathy, unmarried and Ulus King, unmarried, as joint tenants with right of survivorship, not as tenants in common

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 11, on the Original Plan of Brownsville, as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Scott Avenue at the southwest corner of the property conveyed to Charles R. Land by deed from Ruth Moore Lott, of record in Book 1756, page 491, said Register's Office; thence with the southerly line of said Land's property eastwardly 200 feet; thence south 1 deg. 30' W. 120 feet; thence westwardly 200 fete to the easterly margin of Scott Avenue; thence with the same northwardly 115 feet to the beginning.

Being the same property conveyed unto Scott E. Rudolph and wife, Cherie H. Rudolph, by Quitclaim Deed from Jerry Harlan, dated January 27, 1998, recorded January 30, 1998, in Book 10776, Page 58, of the Register's Office for Davidson County, Tennessee. See also Book 7965, Page 298 and Book 6653, Page 398, of the same Office.

THIS IS IMPROVED PROPERTY KNOWN AS: **314 Scott Avenue, Nashville, TN 37206.00**.

To have and to hold the said tract or parcel of land, with the appurtenance, 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 my hand this **July 01, 2002** .

Scott E Rudolph

Scott E. Rudolph, Grantor

Cherie Rudolph

Cherie Rudolph, Grantor

State of Tennessee
County of Davidson

On this 1st day of July, 2002, before me personally appeared Scott E. Rudolph and wife, Cherie Rudolph, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JANICOLE F. HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 1-25-03

Notary Public

Warranty Deed

F:\tw\apps. \WD2