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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,722.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 79

Notary Public

MY COMMISSION EXPIRES: 1/20/81

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
W. E. WEEMS, II P.O. BOX 15582 NASHVILLE, TN. 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. and Mrs. Robert Ruskin (NAME)	Mercantile Mortgage Co. (NAME)	83-2
1210 Geneille Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	11
Goodlettsville, Tenn 37072 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	27W 24690

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, JOHN E. CROWDER, III AND W. E. WEEMS, II, a partnership d/b/a 2M INVESTMENTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT RUSKIN and wife, DORIS RUSKIN

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:

Being Lot No. 21 and the easterly half of Lot No. 20 on the Plan of H. M. Doak's Subdivision, as of Record in Book 332, Page 22, Register's Office for said County.

Said Lot No. 21 and the easterly half of Lot No. 20 front together 75 feet on the northerly side of McKennie Avenue, and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to John E. Crowder, II and W. E. Weems,II a partnership d/b/a 2M INVESTMENTS by deed from James R. Smith and wife, Linda D. Smith of record in Book 5404, page 178 in the Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1411 McKennie Ave. Nashville, Tn. 37206
(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 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 our hands this 15th day of June, 19 79

2M INVESTMENTS

by John E. Crowder III
JOHN E. CROWDER, III, partner

W. E. WEEMS, II, partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dan F. Dyer, a Notary Public in and for said County and State, the within named John E. Crawford III and W. E. Weems II

the bargainor s, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 15th day of June, 1979.

Commission expires 1-20-81

Dan F. Dyer
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

TO

F 34869

IDENTIF. REFERENCE

JUN 15 3 08 PM '79

FELIX ZOLLICOFFER JONES II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

9831 06/15 03.08- CHECK

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36722.51- CO	
			95.42 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	99.92-
9881	A06/15/79	BAL		.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 348669

IDENTIF. REFERENCE

JUN 15 3 08 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 690805