1784 02/09 87.36- CHECK

WARRANTY DEED

BOOK 5850 PAGE 226

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,099.23

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF Feb. 1982

Notary Public

MY COMMISSION EXPIRES: 10-21-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TN 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAY PRUETT ET AL (NAME)	ENGEL MORTGAGE COMPANY, INC. (NAME)	96-6
4417 Long Oak Rd, (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	PARCEL 171
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	BIRMINGHAM, ALA. 35201 (CITY) (STATE) (ZIP)	3DZ 5847C

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 B. RUBINO AND WIFE, PENY H. RUBINO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAY PRUETT AND TOMMY BATEMAN

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. 54 ON THE PLAN OF CLOVER HILL, SECTION 2, WHICH IS OF RECORD IN BOOK 2133, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN B. RUBINO AND WIFE, PENY H. RUBINO BY DEED FROM ROBERT E. BRATCHER, JR. AND WIFE, PEGGY D. BRATCHER, AS OF RECORD IN BOOK 5571, PAGE 831, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5571, PAGE 834, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 2915 SUSAN DRIVE, NASHVILLE, TN 37214
(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 hand S this 6th day of FEBRUARY, 19 82

JOHN B. RUBINO

PENY H. RUBINO

STATE OF TENNESSEE
COUNTY OF Shelby

BOOK 5850 PAGE 227

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN B. RUBINO AND WIFE, PENY H. RUBINO

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis ~~NASHVILLE~~, TN. this 6th day of FEBRUARY, 1982

Commission Expires June 12, 1985 x Bernice J Bennett Notary Public

STATE OF _____
_____ 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 purpose 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

G 79109

IDENTIF. REFERENCE

FEB 9 8 34 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JOHN B. RUBINO ET UX

TO
RAY PRUETT

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5850 PAGE 228

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			31059.23-	CO
			80.86	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	87.36-
1784A02/09/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 9 1 0 9

IDENTIF. REFERENCE

FEB 9 8 34 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 866350