BOOK 6596 PAGE 41

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 85

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie L. Eggleton, Jr. (NAME)	Troy and Nichols, Inc. (NAME)	MAP 136-13
2857 Rural Hill Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	PARCEL 55
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Monroe, LA 71211 (CITY) (STATE) (ZIP)	2D-41852

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, Robert D. Ruppel and wife, Joyce C. Ruppel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie L. Eggleton, Jr. and wife, Debra S. Eggleton

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. 101, Section 8, on the Plan of Edge-O-Lake Subdivision, as of record in Book 3700, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 101 fronts 66.11 feet on the northerly margin of Rural Hill Circle and extends back 185.03 feet on the westerly line and 270.95 feet on the easterly line, to a dead line in the rear, on which it measures 164.72 feet.

Being the same property conveyed to Robert D. Ruppel and wife, Joyce C. Ruppel by deed from Individualized Homes, Inc. by Charles D. Whorley, of record in Book 4245, page 815, Register's Office for Davidson County, Tennessee.

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

J 1:7 3 7:8
IDENTIF. REFERENCE
Jul 1 1 44 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
RUSH

This is unimproved ( ) unimproved (X) property, known as 2857 Rural Hill Circle, Nashville, TN 37217
(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 28th day of June, 19 85

Joyce C. Ruppel

Robert D. Ruppel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Ruppel and wife, Joyce C. Ruppel

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 Nashville, Tennessee, this 28th day of June, 1985

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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
Robert D. Ruppel
Joyce C. Ruppel

TO
Willie L. Eggleton, Jr.
Debra S. Eggleton

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			77900.00- CAMT.	
			202.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 209.04-	
			3557A07/01/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 3 7.8

T
IDENTIF. REFERENCE

JUL 1 1 1 PM '85

FELIX Z. WILSON II, Register
DAVIDSON COUNTY, TN

No. 149858