Box 8/EM

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Jeffrey G. Rutter
564 Michele Drive
Antioch, TN. 37013

MORTGAGEE:
Bailey Mortgage Company
200 S. Lamar
Jackson, Ms. 39215-1389

MAP-PARCEL NUMBERS:
162-230

BOOK 7214 PAGE 15

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bluegrass Homes, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeffrey G. Rutter and wife, Anne T. Rutter hereinafter called the Grantee, Grantee's 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. 73 on the plan of Section Four, Whittemore Valley, of record in Book 6250, page 873, Register's Office for said County.

SAID Lot No. 73 fronts 62.34 feet on the broken northerly margin of Michele Drive and extends back 135 feet on the westerly line and 171.43 feet on the easterly line to a dead line in the rear, measuring 77.33 feet thereon.

Being part of the same property conveyed to Bluegrass Homes, Inc. by deed from B & P Developments, a partnership composed by Frank C. Batson and David H. Parker of record in Book 7014, page 106, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6243, page 80, said Register's Office, and to the matters set forth in the above referenced plan of record.

13627 APR 24 11 00 AM '87 TRUSTEE JEFFERSON

This is (XX) improved property, known as 564 Michele Drive, Antioch, TN. 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of April, 19 87.

BY: _____
Bluegrass Homes, Inc.
President

Bluegrass Homes, Inc.
By: _____
Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Bill Tisdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Bluegrass Homes, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 22nd day of April, 19 87.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 74,150.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 19 87.

My Commission Expires: Nov 1 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Neal Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Secretary-Treasurer (or other officer authorized to execute the instrument) of the Bluegrass Homes, Inc., the within named bargainor, a corporation, and that he as such, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Secretary-Treasurer. Witness my hand and official seal, at office in Nashville, Tennessee, this 22nd day of April, 1987.

Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
Bluegrass Homes, Inc.

to:
Jeffrey G. Rutter and wife, Anne T. Rutter

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7214 PAGE 17

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

74150.00- CAMT.
207.48 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 813.98-
0310A04/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18626

IDENTIFICATION REFERENCE

APR 24 11 00 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 73548