BOOK 7253 PAGE 455 Box 8-4

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Kervin L. Ruiz	Pool Mortgage Company	MAP 147-16
4909 Madeline Drive		PAR 115
Nashville, TN 37211	P.O. Box 42597	05DU-43153
	Oklahoma City, Oklahoma 73123	

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, Tommy McGee and wife, Louise McGee hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kervin L. Ruiz and wife, Lydia Ruiz 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. 318 on the plan of Fairlane Park, Section III, of record in Book 2331, pages 145 & 146, Register's Office of said County.

SAID Lot No. 318 fronts 88 feet on the westerly margin of Madeline Drive and extends back 210 feet on the northerly line and 129.1 feet on the southerly line to a dead line in the rear, measuring 119.6 feet thereon.

Being the same property conveyed to Tommy McGee and wife, Louise McGee by deed from Cornie Melton and wife, Mildred J. Melton of record in Book 3571, page 573, Register's Office for davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

31451 IDENTIFY REFERENCE JUN 1 11 30 AM 1987 FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 4909 Madeline Drive, Nashville, TN 37211.

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 29th day of May, 19 87

Louise McGee

Tommy McGee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of May, 19 87, before me personally appeared Tommy McGee and wife, Louise McGee, 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 their free act and deed.

My Commission Expires: Mar 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7253 PAGE 456

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, 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 ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00.

Kervin L. Ruiz
Affiant

Subscribed and sworn to before me, this the 29th day of May, 1987.

My Commission Expires: Nov 1, 1987

Christi Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Tommy McGee and wife, Louise McGee

to:
Kervin L. Ruiz and wife, Lydia Ruiz

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 7253 PAGE 457

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
			50000.00- CAMT.	
			140.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	146.50-
			3572A06/01/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31451

IDENTIFICATION REFERENCE

JUN 1 11 30 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 87996