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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,323.50

Jackie C. Roark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 19 87.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Jackie C. Roark (NAME)	Union Planters-Mortgage Serv. (NAME)	150-7 #487
9417 Ravenhollow Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3137 (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (P.O. ZIP)	Memphis, Tenn. 38173-0137 (CITY) (STATE) (ZIP)	

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, Thomas B. Ruffin and wife, Anne M. Ruffin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie C. Roark

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. 535 on the Plan of Towne Village of the Country, Section 5, of record in Book 6250, pages 783 and 784, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas B. Ruffin and wife, Anne M. Ruffin by deed from Randall Phillips Builders, Inc., of record in Book 6845, page 174, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6845, page 177, said Register's Office, payable according to the terms and conditions therein.

This conveyance is subject to any and all existing easements and restrictions of record.

36300

IDENTIFICATION REFERENCE

JUN 15 10 42 AM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3436 Towne Village Rd., Antioch, Tenn. 37013
(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 ti, 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 5th day of June, 19 87

X Thomas B. Ruffin

X Anne M. Ruffin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas B. Ruffin and wife, Anne M. Ruffin

or proved to me upon the basis of satisfactory evidence

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 5th day of June 19 87

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ 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 _____ (they), 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
Thomas B. Ruffin et ux Anne M. Ruffin

TO
Jackie C. Roark

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____

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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
			84323.50- CNTY.	
			236.04 CSTAX	
			.50 RREG	
			6.00 WDFEE	
			CHECK	242.54-
			9170A06/15/87 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36300

IDENTIFI REFERENCE

JUN 15 10 43 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93468