Lot 27

BOOK 7512 PAGE 55

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $145,000.00
Ralph D. Smith
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF April 19 88
Lisa Crawford
Notary Public
MY COMMISSION EXPIRES: Oct 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
Ralph D. Smith	Home Savings of America, F.A.	161-14-0-A
(NAME)	(NAME)	
108 Thrible Springs Court	P. O. Box 7075	027.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pasadena, California 91109-7075	06DU 82621
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Rucker, LTD., a Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph D. Smith and wife, Grace S. Smith

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. 27 on the Plan of Thrible Springs Estates Phase I, as of record in Book 6900, pages 312- 313, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Rucker, Ltd., a Tennessee Limited Partnership by deed from Andrew G. Rucker, Sr. and wife, Sarah V.P. Rucker of record in Book 7143, page 941, Register's Office Davidson County, Tennessee.

Subject to restrictions of record in Book 7231, page 59 said Register's Office. By-Laws of record in Book 7231, page 100, said Register's Office Davidson County and Charter of record in Book 7231, page 117, said Register's Office Davidson County.

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

1 9 8 9 5

IDENTIFICATION REFERENCE

APR 8 10 54 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

2656 04/08 0101 03CHECK 412.50

unimproved ( )
This is improved (X) property, known as 108 Thrible Springs Court, Nashville, TN 37211
(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 my hand this 7th day of April 19 88

Rucker, LTD
By: Harry P. Duncan Managing General Partner
Harry P. Duncan, Jr., Partner

Andrew G. Rucker, Sr., General Partner

PARTNERSHIP

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harry P. Duncan & Andrew G. Rucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be X partners in Rucker, LTD, the within named bargainor, a partnership, and that Harry P. Duncan and Andrew G. Rucker as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal at Office in Brentwood, TN, this 7th day of April, 19 88

My Commission Expires: Oct. 19, 1988

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

Rucker, LTD

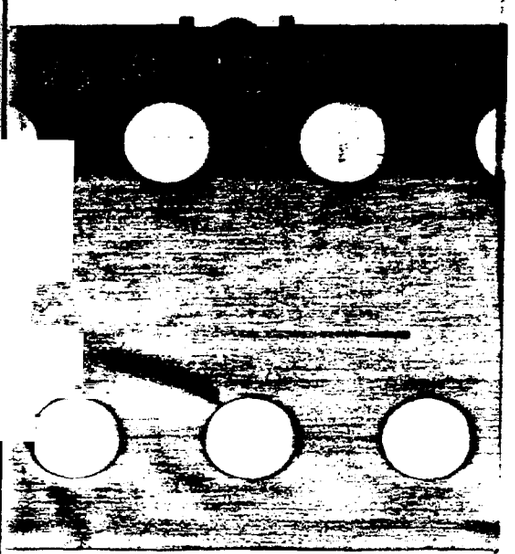
TO

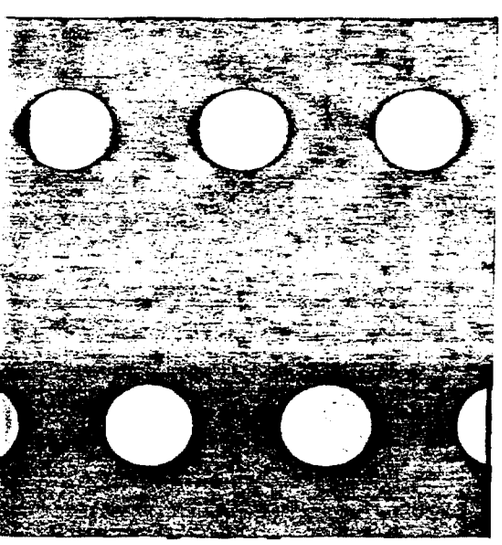
Ralph D. Smith and wife, Grace S. Smith

RETURN TO:

MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7512 PAGE 57

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 145000.00
CON TX 406.00
PRFEE 0.50
WDEED 6.00
TOTAL 412.50
CHECK 412.50

04/08/88 01 10:54 0001 2656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19895

IDENTIFICATION REFERENCE

APR 8 10 54 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 78836