FORM N. WD-1

BOOK 7638 PAGE 847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Barbara A. Metzger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 19 88.

Sheila D. Duty
Notary Public

MY COMMISSION EXPIRES: 01-21-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	NAME / ADDRESS SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Barbara A. Metzger (NAME)	Leader Federal Mortgage, Inc. (NAME)	PARCEL 161-14-0-A
109 Thrible Springs Court (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38103 (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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara A. Metzger, unmarried

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. 28, on the Plan of Phase I, of Thrible Springs Estates, as shown on plat of record in Plat Book 6900, pages 312 and 313 in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the property conveyed to Rucker, Ltd. by Deed of Record in Book 7143, page 941, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 7231, page 59 through 121 Register's Office for said County.

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN
Aug 30 8 39 AM '88
INSTRUMENT REFERENCE
63001

This is improved (XX) unimproved ( ) property, known as 109 Thrible Springs Court, Nashville, Tennessee 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 22nd day of July, 19 88

Rucker, Ltd.
By: Andrew G. Rucker Sr. By Harry P. Duncan, Attorney in Fact
Andrew G. Rucker, Sr., Partner

BOOK 7638 PAGE 818

TE OF TENNESSEE
NTY OF DAVIDSON

On this the 22nd day of July, 1988, before me personally appeared Harry P. Duncan, to me known (or proved to me on the is of satisfactory evidence) to be the person who executed the foregoing instrument on alf of Andrew G. Rucker, Sr., Partner*, and who acknowledged that he cuted the same as the free act and deed of the said Andrew G. Rucker, Sr., Partner*, virtue of that Power of Attorney, duly executed by the said Andrew G. Rucker, Sr., Partner and appearing of record in Book 7638, page 846, respectively, the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 22nd of July, 1988.

Commission Expires: 01-21-90
cker, Ltd.

Sheila D. Duley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Andrew G. Rucker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Rucker Ltd., the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 22nd day of July, 1988.

My Commission Expires: 01-21-90

Sheila D. Duley
Notary Public

WARRANTY DEED

FROM

Rucker, Ltd.

TO

Barbara A. Metzger, unmarried

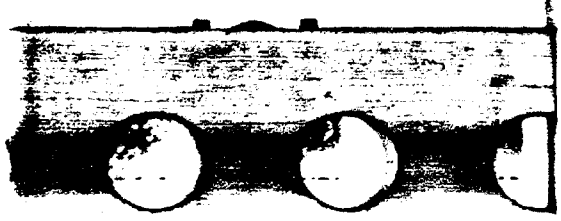
RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY AT LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

FILE BOX 3

2068 08/30 0101 03CHECK 468.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7638 PAGE 849

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	
			140000.00	
			CON TX 462.00	
			PRFEE 0.50	
			WDEED 6.00	
			TOTAL 468.50	
			CHECK 468.50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2068

630011

IDENTIFICATION

AUG 30 8 39 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 128565