FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Frederic G. Furman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF September, 1988

George H. Cate, Jr.
Notary Public

MY COMMISSION EXPIRES 9/9/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

George H. Cate, Jr., Atty., 1101 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Mr. & Mrs. FredericG. Furman (NAME)	Mercantile Mortgage Co. (NAME)	Map 50-15
3300 Leondale Terrace (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	Parcel 1
Nashville, TN 37207 (CITY) (STATE) (PO ZIP)	St. Louis, MO (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, Stephen P. Ruff and wife, Vavolyn Diane Ruff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FredericG. Furman and wife, Emeria D. Furman

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. 652 on the Map of Parkwood Estates, Section 4, as of record in Book 3300, pages 79 and 80, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Leondale Terrace, the common front corner of Lot Nos. 652 and 653 on said plan; thence southwardly 88.1 feet; thence westardly 182.34 feet to the east margin of Moorewood Drive; thence northwardly along the east margin of said Drive, 20 feet to a point; thence continuing northwardly along the east margin of said Drive, 57.0 feet to a point which is the beginning of a curve; thence around said curve; 39.27 feet to a point in the south margin of Leondale Terrace; thence eastwardly, along the south margin of said Leondale Terrace, 188 feet to the beginning.

Being the same property conveyed to Stephen P. Ruff and wife, Vavolyn Diane Ruff, by deed from Roy Pressley and wife, Hazel Mildred Pressley, of record in Book 5520, Page 670, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 3434, page 270 and amended in Book 3616, page 269 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

This conveyance is further subject to a Deed of Trust of record in Book 5520, Page 673, said Register's Office, securing an indebtedness to Mercantile Mortgage Co., the balance of which is assumed by the Grantees.

unimproved ( ) This is improved (X) property known as 3300 Leondale Terrace, Nashville, TN 37207
House No. Street P.O. Address City or Town Postal Zip

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances 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 further covenant and bind ourselves, our heirs, executors and administrators to warrant and forever defend 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 hands this 29th day of September, 19 88

Stephen P. Ruff

Vavolyn Diane Ruff

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, George H. Cate, Jr., a Notary Public in and for said County and State, the within named Stephen P. Ruff and wife, Vavolyn Diane Ruff,

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 19 88.

Commission Expires 9/9/89

George H. Cate, Jr. Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Stephen P. Ruff and wife,

TO
Vavolyn Diane Ruff

Frederic G. Furman and wife,

Emeria D. Furman

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7.2435

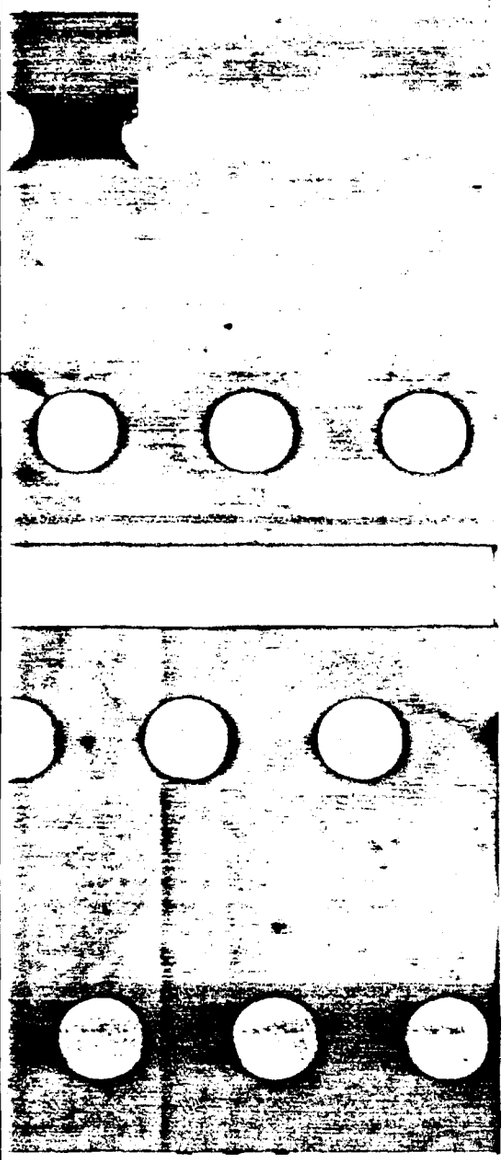
IDENTIFICATION

SEP 30 1 09 PM '88

FEE $ WILSON CO. REGISTER
DAVIDSON COUNTY, TN

A1951

2651 09/30 0101 03CHECK 270.50



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 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	80000.00
CON TX	264.00
PRFEE	0.50
WDEED	6.00
TOTAL	270.50
CHECK	270.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/30/88 01 13:12 0001 2651

7.2435

IDENTIFICATION REFERENCE

SEP 30 1 08 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 139587