ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAMES J. RUCKER ET UX	The Lomas & Nettleton Company	12DZ 11265
(NAME) 4427 Saunders Avenue	(NAME) P. O. Box 660724	61-2-144
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS) Dallas, Texas 75266-0724	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

FILE 47

WARRANTY DEED BOOK 7759 PAGE 148

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal sum of $83,766.00 payable to CityFed Mortgage Company, and secured by Deed of Trust of record in Book 7094, page 757, Register's Office for Davidson County, Tennessee, to which reference is made for complete terms and conditions;

We, PAUL L. WILLETT AND WIFE, KAYE WILLETT,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES J. RUCKER AND WIFE, MARIE W. RUCKER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Gra-Mar Acres, Section 2, as of record in Plat Book 2133, page 74, Register's Office for Davidson County, Tennessee, and described as follows:
Beginning on the westerly margin of Saunders Avenue at the corner of Lots Nos. 116 and 117; thence with the line between said two lots westwardly 370 feet; thence north 20 deg. 06' west 35 feet; thence north 37 deg. 45' east 191.6 feet to the corner of Lots Nos. 117 and 118; thence with the line between said two lots eastwardly 215.16 feet to the westerly margin of Saunders Avenue; thence with same southwardly 119.48 feet to the beginning.

Being the same property conveyed to Paul L. Willett and wife, Kaye Willett, by deed from David A. Hickey, Jr. and wife, Betty L. Hickey, of record in Book 7094, page 753, Register's Office for Davidson County, Tennessee.

9533 01/26 0101 03CHECK 346.07

04234

IDENTIFICATION REFERENCE

JAN 26 1 57 PM '89

FILED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE

unimproved ( )
This is improved (x) property, known as 4427 Saunders Avenue (House Number) (Street)
Nashville, Tennessee 37206
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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 15th day of January 19 89

x Paul L. Willett
Paul L. Willett

Kaye Willett
Kaye Willett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7759 PAGE 149

Personally appeared before me Byron B McDonald, a Notary Public in and for said County and State Paul L Willett

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 1989.

Byron B McDonald Notary Public

Commission expires 9/9/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State KAY WILLETT

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

Witness my hand and official seal at Madison, Tennessee, this 15th day of January, 19 89.

Joyce B. Donehue Notary Public

Commission expires 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 102,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James J Rucker

Sworn to and subscribed before me this 20th day of January, 19 89.

My commission expires 3/11/90 Notary Public Doris Coley

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

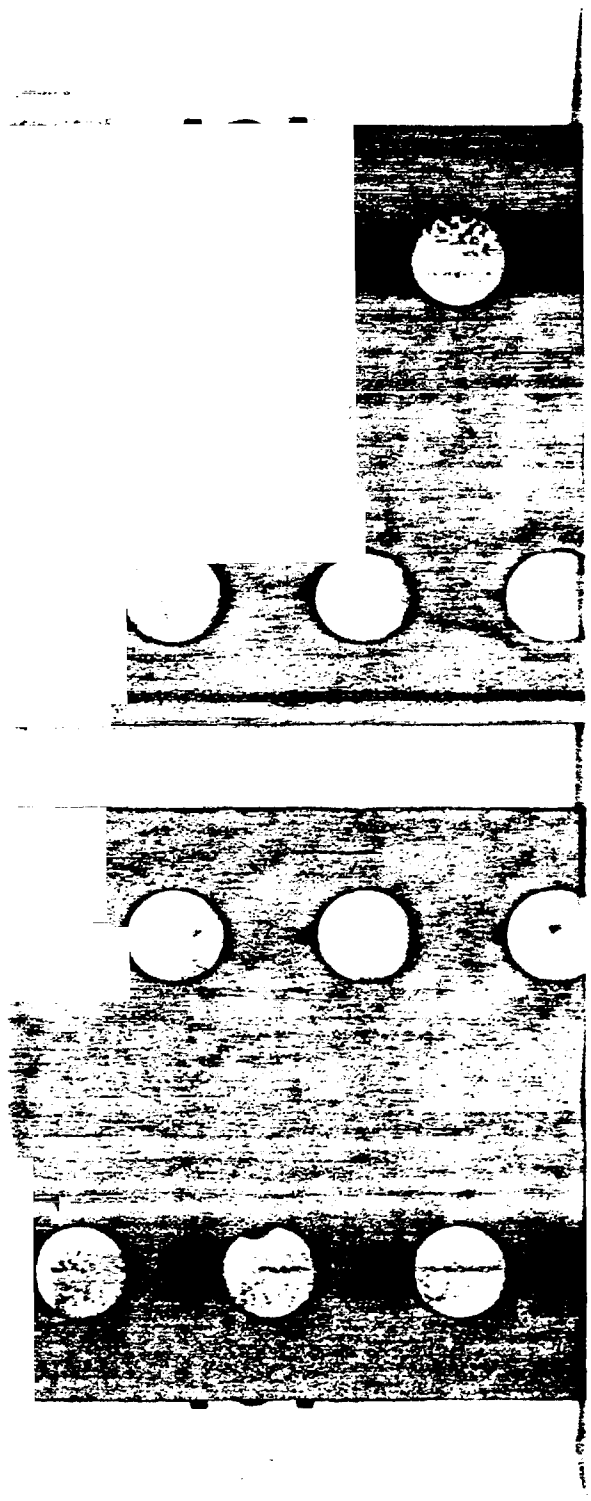
PAUL L. WILLETT ETUX

TO

JAMES J. RUCKER ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4780



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

RECEIVED OF _____

FOR _____

BOOK 7759 PAGE 150

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

CAMT
102900.00
CON TX 339.57
PRFEE 0.50
WDEED 6.00
TOTAL 346.07
CHECK 346.07
01/26/89 01 14:00 0001 9533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04234

IDENTIFICATION REFERENCE

JAN 26 1 58 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 176145