FORM NO. WD-1

BOOK 7776 PAGE 893

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

X Sharon Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 19 89.

Tammy G. Wedal
Notary Public

MY COMMISSION EXPIRES: March 11, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer & Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Anderson (NAME)	National Mortgage Company (NAME)	52-05-189
855 Idlewild Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	11D 77830
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (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, Laurie G. Rugenstein

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon Anderson

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:

Being part of Lot No. 9 in the Division of Lots Nos. 35, 36 and 37 in the Subdivision of part of the H. B. Chadwell Tract, as of record in Book 357, page 60, Register's Office for Davidson County, according to a survey made by John Kohl, dated October 20, 1978.

Beginning at a point on the easterly margin of a private drive, 530 feet southeasterly from an iron pin at the corner of the Madison Park Subdivision; thence with said Drive South 28 degrees East 84.4 feet to an iron pipe; thence North 61 degrees East 214 feet with a fence; thence North 28 degrees West 72.7 feet; thence South 64 degrees 20 minutes 216 feet to the beginning.

Being the same property conveyed to Laurie G. Lewis by deed from Rebecca Ann Long Willis and husband, Horace W. Willis of record in Book 6591, page 944, Register's Office, Davison County, Tennessee. Said Laurie G. Lewis has since married and her name is changed to Laurie G. Rugenstein.

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

Grantee herein agrees to assume and indebtedness evidenced by Deed of Trust of record in Book 5360, page 842, Register's Office for Davidson County, Tennessee, in the original principal amount of $23,400.00.

Husband of Laurie G. Rugenstein herein joins in by signing his name below to convey any and all marital rights he may have in said property.

This is unimproved (X) improved ( ) property, known as 855 Idlewild Drive, Madison, TN. 37115
(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 20th day of February, 19 89

X Laurie G. Rugenstein
Laurie G. Rugenstein

X David Rugenstein
David Rugenstein

STATE OF TENNESSEE
Davidson County

BOOK 7776 PAGE 894

Personally appeared before me, the undersigned Anne Cannon Bassett, a Notary Public in and for said County and State, the within named Laurie G. Rugenstein and husband, David Rugenstein

the bargainor, with whom I am personally acquainted, and who acknowledged that she/he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of February 19 89

Commission expires June 1992

Anne Cannon Bassett
Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he) (they) as such _____ and _____, 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
Laurie G. Rugenstein and husband,
David Rugenstein

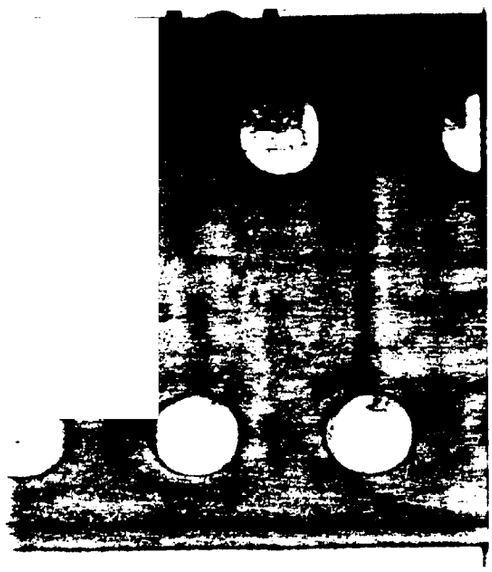
TO
Sharon Anderson

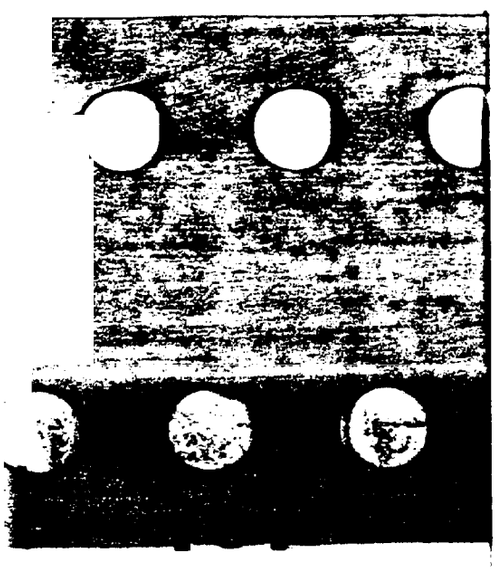
9105 02/22 0101 03CHECK 146.75

10580

FEB 22 10 09 AM '89

RUSH





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

RECEIVED OF _____

FOR _____

BOOK 7776 PAGE 895

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 42500.00
CON TX 140.25
PRFEE 0.50
WDEED 6.00
TOTAL 146.75
CHECK 146.75

02/22/89 01 10:11 0001 9105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10580

FEB 22 10 09 AM '89

No. 183548