BOOK PAGE

FILE IN BOX #4
MAP 34-13
PARCEL 71
FB#: 11D-29275

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 32268.82 .

Affiant

Subscribed and sworn to before me this the 22nd day of FEBRUARY, 1989.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY, Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
ALAN B. RUSCH	"NEW OWNER"
(Name)	(Name)
115 LAKEVIEW DRIVE	
(Street Address)	(Street Address)
HENDERSONVILLE TN 37075	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, LOUIS C. CHANATRY, unmarried, hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto ALAN B. RUSCH, unmarried, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 24, Block A, Eastlawn Subdivision, of record in Book 547, Pages 153 and 154, Register's Office for said County.

SAID Lot No. 24 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line in the rear.

BEING the same property conveyed to Louis C. Chanatry, unmarried, by Warranty Deed In Lieu of Foreclosure from Peggy A. Pond, unmarried, of record in Book 7777, Page 534, Register's Office for Davidson County, Tennessee.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by the Grantor herein to Helen B. Burnett Rekart, in the original principal amount of $34,650.00, of record in Book 6805, Page 288, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, if any, easements, and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE information contained herein has been provided by the parties to the transaction.

THIS is improved property, known as 195-197 WELWORTH STREET, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 22nd day of FEBRUARY, 1989.

LOUIS C. CHANATRY

FEB 22 3 19 PM '89

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named LOUIS C. CHANATRY, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of FEBRUARY, 1989.

My Commission Expires: 11/10/91

Notary Public

WARRANTY DEED

From

LOUIS C. CHANATRY,
unmarried

To

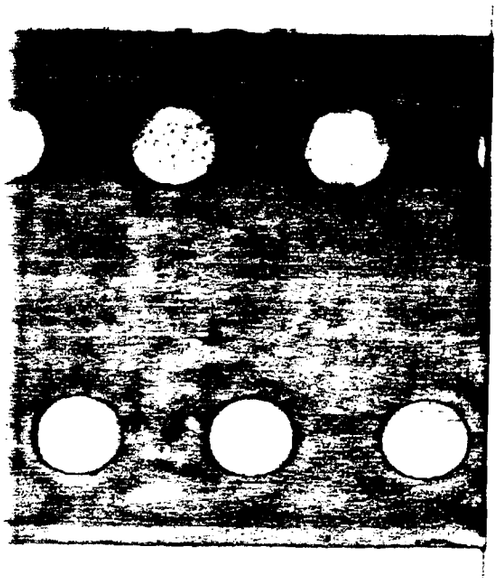
ALAN B. RUSCH,
unmarried

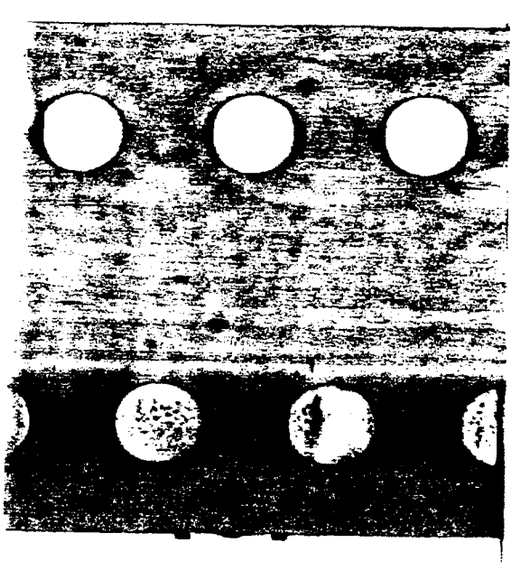
Address

195 & 197 Welworth Street
Madison, TN 37115

60.00 11

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7777 PAGE 536

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 32268.82
CON TX 106.59
PRFEE 0.50
WDEED 6.00
TOTAL 113.09
CHECK 113.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/22/89 01 15:21 0001 9367

1078 3

IDENTIFICATION

FEB 22 3 19 PM '89

No. 183806