THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Georgia A. Ruark	First Tennessee Bank National Assn.	131-03-A
4400 Belmont Park Terrace#107	P.O. Box 84	107
Nashville, TN 37215	Memphis, TN 38101	

WARRANTY DEED BOOK 7806 PAGE 856

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daniel S. Earthman and wife, Robyn B. Earthman

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Georgia A. Ruark

hereinafter called the Grantee, Grantee's 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 Unit No. 107, also known as Building Site No. 107 on the plan of Arden Place Section One, of record in Book 4675, page 29, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference thereto.

BEING the same property conveyed to Daniel S. Earthman and wife, Robyn B. Earthman by deed from Frederec B. Cothren II, Executor, Estate of Marilee E. Martin of record in Book 7144, page 553, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4628, page 473, and Book 4754, page 455, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to First Tennessee Bank National Association, of record in Book 7200, page 859, re-recorded in Book 7242, page 681, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of Daniel S. Earthman and Robyn B. Earthman by Joann J. Tomlin as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (an) improved property, known as 4400 Belmont Park Terrace, #107, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor 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 further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".) Dan Earthman and Daniel S. Earthman are one and the same person. Robyn Earthman and Robyn B. Earthman are one and the same person.

Witness the execution hereof this 31st day of March, 1989.

Daniel S. Earthman
BY: Joann J. Tomlin, Attorney in Fact

Robyn B. Earthman
BY: Joann J. Tomlin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

BOOK 857

COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 112,500.00.

Georgia A. Ruark
Affiant

Subscribed and sworn to before me, this the 31st day of March, 19 89.

My Commission Expires: ~~9-16-92~~ Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joann J. Tomlin, 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 on behalf of Daniel S. Earthman and Robyn B. Earthman as their Attorney in Fact as the free act and deed of the within named Daniel S. Earthman and Robyn B. Earthman.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1989.

NOTARY PUBLIC

My commission expires: 9-16-92

WARRANTY DEED

from:
DANIEL S. EARTHMAN AND WIFE,
ROBYN B. EARTHMAN

to:
GEORGIA A. RUARK

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

"EXHIBIT A"

BOOK 7806 PAGE 858

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principals thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principals' death, disability or incapacity.

Further the Affiant saith not.

Joanne J. Tamlin
Affiant

Sworn to and subscribed before me this 31st day of March, 1989.

Notary Public

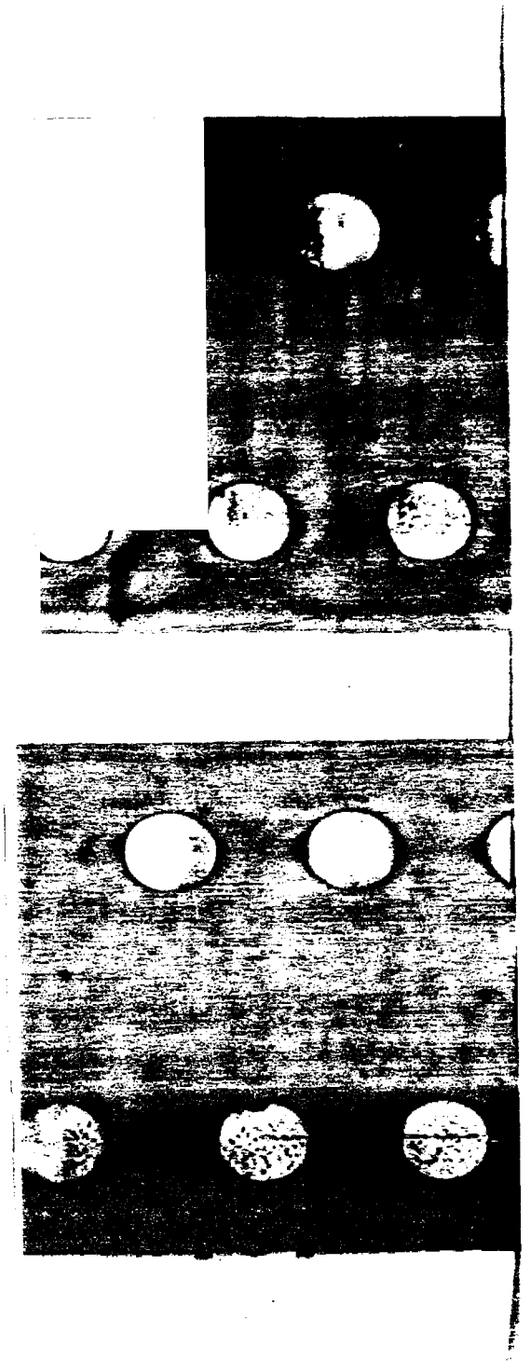
My Commission Expires: 9-16-92

1522 04/03 0101 03CHECK 380.75

IDENTIFICATION REFERENCE

21302

FILED & WILSON II REGISTER
DAVIDSON COUNTY, TN
Apr 3 12 16 PM '89



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

RECEIVED OF _____

FOR _____

BOOK 7806 PAGE 859

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	112500.00
			CON TX	371.25
			PRFEE	0.50
			WDEED	9.00
			TOTAL	380.75
			CHECK	380.75
04/03/89	01	12:16	0001	1522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21302

IDENTIFI REFERENCE

Apr 3 12 16 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195964