file box 8/tl

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Eric J. Whitaker	SAME	161-14
633 Andrew Rucker Lane		A-800
Nashville, TN 37211		6DU-82602

WARRANTY DEED

BOOK 7815 PAGE 661

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,

Rucker, Ltd., A Tennessee Limited Partnership

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Eric J. Whitaker and wife, Vivvene R. Whitaker

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 Lot No. 8 on the plan of Phase 1 of Thrible Springs Estates, of record in Book 6900, pages 312 & 313, Register's Office for said County.

SAID Lot No. 8 fronts 70.00 feet on the southerly margin of Andrew Rucker Lane and extends back 130.95 feet on the westerly line and 122.76 feet on the easterly line to a broken line in the rear, measuring 86.14 feet thereon.

Being part of the same property conveyed to Rucker Ltd., a Tennessee Limited Partnership by deed from Adnrew G. Rucker, Sr., and wife, Sarah V. P. Rucker of record in Book 7143, page 941, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 7231, page 59, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 633 Andrew Rucker Lane, Nashville, TN 37211.

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".)

Witness the execution hereof this 10th day of April, 1989.

Rucker, Ltd.
By: Andrew G. Rucker, Sr.
Andrew G. Rucker, Sr., partner general

Rucker, Ltd.
By: Harry P. Duncan
Harry P. Duncan, partner general

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

STATE OF TENNESSEE
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 $ 30,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of April, 1989.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew G. Rucker, Sr., and Harry P. Duncan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the partners of Rucker, Ltd., the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of April, 1989.

NOTARY PUBLIC

My commission expires: 9-26-92

WARRANTY DEED

from:
Rucker, Ltd.

to:
Eric J. Whitaker and wife, Vivvene R. Whitaker

5177 04/12 0101 03CHECK 105.50

APR 12 2 24 PM '89

FILED & RECORDED

WILKINS & IVEY
ATTORNEYS AT LAW

Attorneys at Law
2405 Cresimoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28331

2 4 4



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

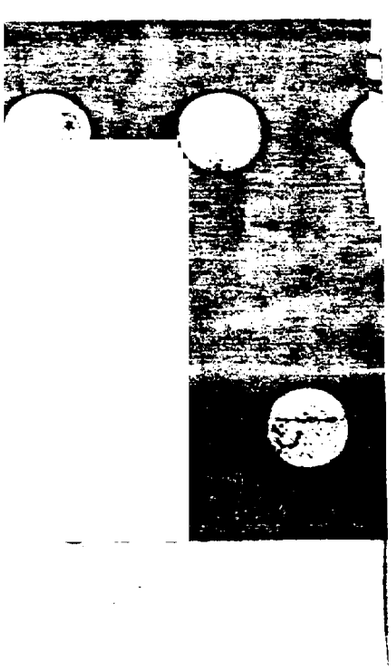
RECEIVED OF _____

FOR _____

BOOK 7815 PAGE 663

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	30000.00
CON TX	99.00
PRFEE	0.50
MISCELLANEOUS	6.00
TOTAL	105.50
CHECK	105.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/12/89 01 14:24 0001 5177

24417

IDENTIFICATION REFERENCE

APR 12 2 24 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 199570