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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

x Don W. Ruskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1989.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don W. Ruskin (NAME)	BarclaysAmerican/Mortgage (NAME)	MAP 61-2
4436 Gra-Mar Drive (STREET ADDRESS OR ROUTE NUMBER)	5032 Parkway Plaza Blvd., Bldg.8 (STREET ADDRESS)	PARCEL 124
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	12DF 13195

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, Thomas M. Herrod and wife, Donna M. Herrod

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don W. Ruskin and wife, Kathy E. Ruskin

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:

LAND in Davidson County, Tennessee, being Lot No. 124 on the Plan of Gra-Mar Acres, Section Three, of record in Book 2133, page 108, Register's Office for said County, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Thomas M. Herrod and wife, Donna M. Herrod by deed from Leon Sharber, Trustee, filed of record in Book 5670, page 925, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

47074

INSTRUMENT NO. 89 JUL 6 10 59 AM '89

2575 07/06 0101 03CHECK 356.80

This is unimproved ( ) improved (xx) property, known as 4436 Gra-Mar Drive, Nashville, TN 37216
(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 our hands this 30th day of June, 1989

Thomas M. Herrod
Thomas M. Herrod

Donna M. Herrod
Donna M. Herrod

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Thomas M. Herrod and wife, Donna M. Herrod

the bargainor~~s~~, with whom I am personally acquainted, (or proved to me on the basis of ~~satisfactory~~ evidence) and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 89.

Commission expires May 8, 1991

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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 _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

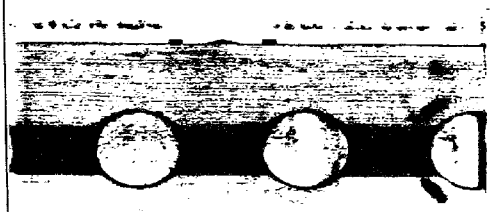
Thomas M. Herrod and wife, Donna M. Herrod

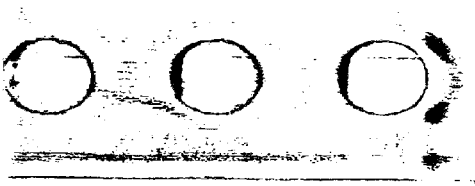
TO

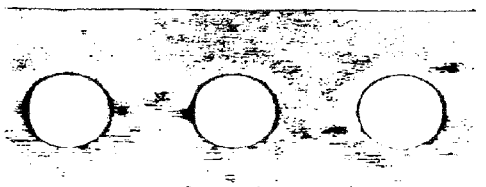
Don W. Ruskin and wife, Kathy E. Ruskin

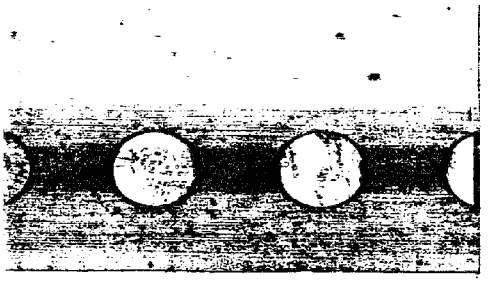
Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 106000.00
				CON TX 349.80
				PRFEE 1.00
				MDEED 6.00
				TOTAL 356.80
				CHECK 356.80
07/06/89	01			11:01 0001 2575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47074.

IDENTIFICATION REFERENCE

JUL 6 10 59 AM '89

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

No. 226292