STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 66,000.00

Subscribed and sworn to before me, this the 30th day of June 19 89

My commission expires: 4/25/93

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street • Jefferson Building • Suite 8 • Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
Michael E. Lutz	United Carolina Bank
1508 Stratton Avenue (STREET ADDRESS)	P.O. Box 3347 (STREET ADDRESS)
Nashville, TN 37216 (CITY / STATE / ZIP)	Wilmington, NC 28406 (CITY / STATE / ZIP)

MAP & PARCEL NO. 8306-312.00 23W09780

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Donald W. Ruskin and wife, Kathryn E. Ruskin

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Michael E. Lutz and wife, Michele W. Lutz

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the westerly 1/2 of Lot No. 14 on the plan of Olivia W. Sharpe's Second Addition to Nashville, of record in Plat 421 at page 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald W. Ruskin and wife, Kathryn E. Ruskin by deed recorded in Book 5030 at page 189, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

4752

TENNESSEE REAL ESTATE TRANSFER TAX
Jul 10 9 06 AM '89
RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE

3381 07/10 0101 03CHECK 224.80

THIS IS IMPROVED PROPERTY KNOWN AS 1508 Stratton Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 30th day of June 19 89

Donald W. Ruskin

Donald W. Ruskin

Kathryn E. Ruskin

Kathryn E. Ruskin

State of Tennessee
County of Sumner

BOOK 7884 PAGE 449

On this 30th day of June, 1989, before me personally appeared Donald W. Ruskin and wife, Kathryn E. Ruskin to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/25/93

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

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

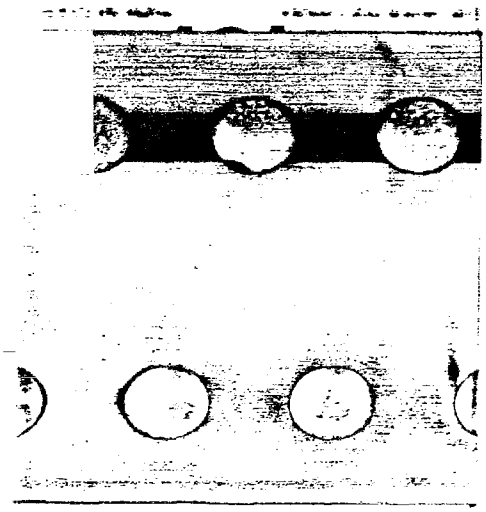
Witness my hand and official seal.
My Commission expires:

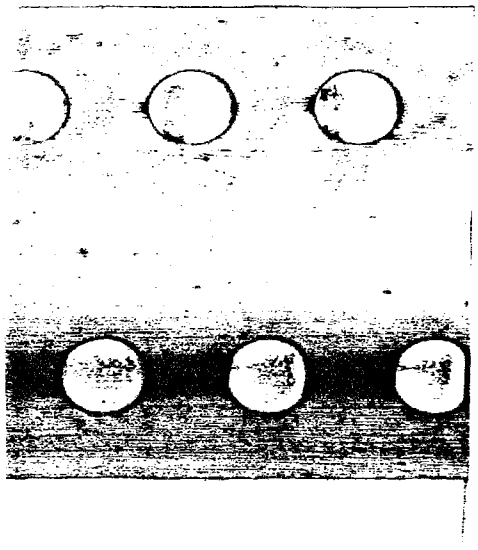
_____

Notary Public

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7884 PAGE 450

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 66000.00
				CON TX 217.80
				PRFEE 1.00
				WDEED 6.00
				TOTAL 224.80
				CHECK 224.80
			07/10/89 01	09:11 0001 3381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 7 7 5 2

IDENTIFICATION REFERENCE

JUL 10 9 05 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 227086