FILE BOX 11

BOOK 7904 PAGE 655

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Michael L. Rucks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28th DAY OF July 19 89

Notary Public

MY COMMISSION EXPIRES November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Rucks (NAME)	American National Financial, (NAME)	72-7-193
1236 McGavock Pike (ADDRESS)	100 Ashford Center No., Ste. 250 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Atlanta, GA 30388 (CITY) (STATE) (ZIP)	

FOR AND 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, Robert L. Stout and wife, Yvonne E. Stout

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Rucks, unmarried

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. 23 on the Map of Young Heirs Subdivision, not of record, and being described as follows:

BEGINNING at a point in the southerly margin of McGavock Pike, the common corner of Lots 23 and 24, with the line between said lots, southerly 181.6 feet to the north line of Lot No. 22; thence, with the line of Lot 22, westerly 100.4 feet to the easterly line of Fowlkes lot; thence, with the line of same, northerly 162.3 feet to the southerly margin of McGavock Pike; thence, with the margin of same, easterly 90.5 feet to the beginning.

Being the same property conveyed to Robert L. Stout and Yvonne E. Stout, married, by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington D.C., of record in Book 7750, Page 222, Register's Office for Davidson County, Tennessee.

5.43882

IDENTIFICATION
AUG 2 11 11 AM '89
FILED & RECORDED

1693 08/02 0101 03CHECK 172.00

unimproved ( )
This is improved (X) property, known as 1236 McGavock Pike, 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 28th day of July, 19 89

Robert L. Stout

Yvonne E. Stout

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 Robert L. Stout and wife, Yvonne E. Stout

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 28th day of July, 19 89.

Commission expires November 10, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

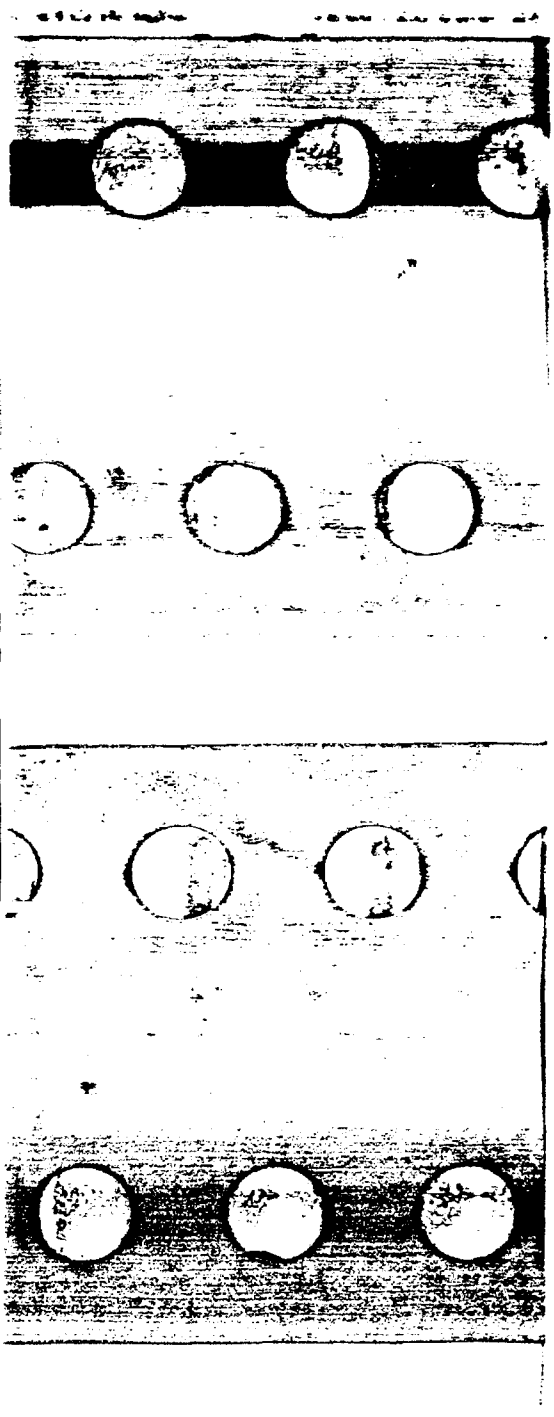
Robert L. Stout and wife, Yvonne E. Stout

TO

Michael L. Rucks

RETURN TO:

LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7904 PAGE 657

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	50000.00
CON TX	165.00
PRFEE	1.00
MTGFEE	6.00
TOTAL	172.00
CHECK	172.00

08/02/89 01 11:19 0001 1693

5.43822

IDENTIFICATION REFERENCE

AUG 2 11 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 235028