file box 8/jcb

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Philip A. Rugh	Barclays American/Mortgage	142-10
761 Baugh Road		079
Nashville, TN 37221	5032 Parkway Plaza Blvd. Bldg. 8	09D 24422
	Charlotte, NC 28217	

WARRANTY DEED

BOOK 7979 PAGE 296

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, Lynnelle Hammett, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Philip A. Rugh and wife, Kathryn J. Rugh 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. 5 on the plan of Green Meadows Section One, of record in Book 5050, page 92, Register's Office for said County.

SAID Lot No. 5 fronts 75.0 feet on the southerly margin of Baugh Road and extends back 179.08 feet on the westerly line and 180.81 feet on the easterly line to a dead line in the rear, measuring 79.83 feet thereon.

BEING the same property conveyed to Lynnelle Hammett by deed from Judy K. Mitchell, unmarried of record in Book 5862, page 161, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5376, page 552, said Register's Office, and to the matters set forth in the above referenced plan of record.

80380 IDENTIF. REFERENCE Nov 8 11 29 AM '89 FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY TN.

2435 11/08 0101 03CHECK 276.28

This is (~~not~~) improved property, known as 761 Baugh Road, Nashville, TN 37221.

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 7th day of November, 1989.

Lynnelle Hammett

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of November, 1989, before me personally appeared Lynnelle Hammett, 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 her free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7979 PAGE 297

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 $ 81,600.00.

_____
Affiant

Subscribed and sworn to before me, this the 7th day of November, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

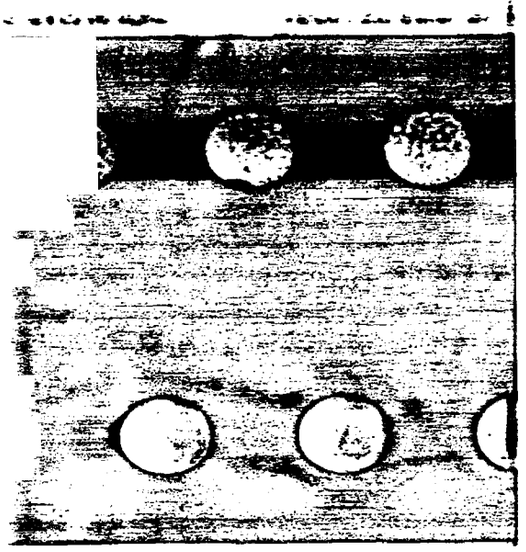
WARRANTY DEED

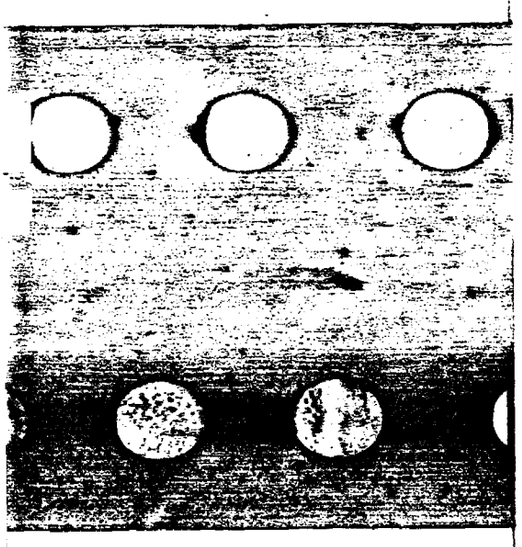
from:
Lynnelle Hammett, unmarried,

to:
Philip A. Rugh and wife, Kathryn J. Rugh

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

TN 28833





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

RECEIVED OF _____

FOR _____

BOOK 7979 PAGE 298

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 81600.00
CON TX 269.28
PRFEE 1.00
WDEED 6.00
TOTAL 276.28
CHECK 276.28

11/08/89 01 11:29 0001 2435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 3 8 0

IDENTIF. TREFERENCE

NOV 8 11 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265300