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FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Thomas G. Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 1990.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thomas G. Rucker, et ux (NAME)	Fleet Funding Corp. (NAME)	MAP 133-13
535 Inwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer F-20 (STREET ADDRESS)	PARCEL 72
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Florence, S.C. 29501 (CITY) (STATE) (ZIP)	

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, Mattie M. Phipps, a widow who has not remarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas G. Rucker and wife, Flora M. Rucker,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DavidsonCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 107 on the plan of Section 1, Abby Hall, of record in Book 2331, page 18, Register's Office for said County.

SAID Lot No. 107 fronts 88.0 feet on the southerly margin of Inwood Drive and extends back between parallel lines, 190.0 feet, to a dead line in the rear.

BEING the same property conveyed to Charles V. Phipps and wife, Mattie M. Phipps by deed from E.L. Edwards, Jr., Trustee, of record in Book 5219, page 26, Register's Office for Davidson County, Tennessee. The said Charles V. Phipps died on February 2, 1990.

THIS conveyance is made subject to (a) property taxes for 1990 for which Grantees will be responsible, (b) the matters set forth on said plan, and (c) an easement for sanitary sewers and/or storm drainage purposes of record in Book 5652, page 501, said Register's Office.

As part of the consideration for this conveyance, Grantees assume and agree to pay the remainder of the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 4258, page 28, said Register's Office (Fleer Funding #255225) according to the terms thereof, and Grantors hereby assign to Grantees the escrow account in connection therewith.

This is unimproved ( ) improved (XX) property, known as 535 Inwood Drive, Nashville, TN 37211
(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 my hand this 16th day of February, 1990

Mattie M Phipps
Mattie M. Phipps

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Mattie M. Phipps

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of February 19 90

Commission expires 7-13-91

John V. Adams Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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

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

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM
Mattie M. Phipps

TO
Thomas G. Rucker and wife,
Flora M. Rucker

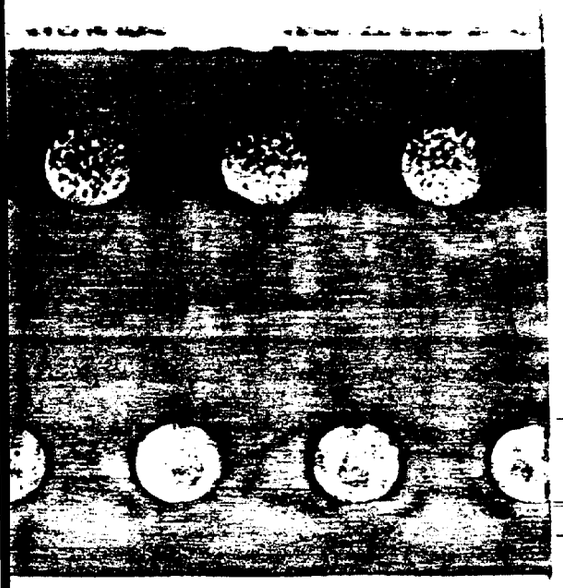
Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

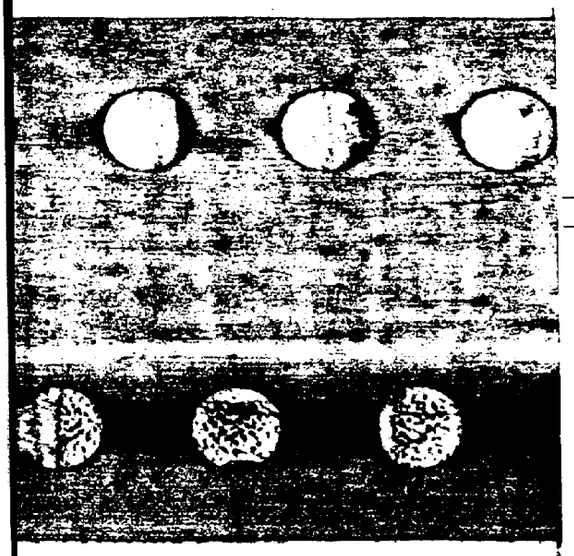
IDENTIFICATION REFERENCE

FEB 20 2 02 PM '90
FELIX DAVIDSON COUNTY TN.

4120 02/20 0101 03CHECK 287.50

04917





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 85000.00
				CON TX 280.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 287.50
				CHECK 287.50
			02/20/90 01	14:02 0001 4120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04917

IDENTIF. TREFERENCE

FEB 20 2 02 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 294104