Box 12

FORM NO. WD-1

BOOK 8118 PAGE 528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

William P. Woodroof
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 1990

June E. Atkinson
Notary Public

MY COMMISSION EXPIRES 07/14/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSN. 230 4th AVENUE, NORTH, NASHVILLE, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
WILLIAM P. WOODROOF etal (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	9D-68771
805 BAY COVE COURT (STREET ADDRESS OR ROUTE NUMBER)	230 4th AVENUE, NORTH (STREET ADDRESS)	141-11-A-061.00C0
NASHVILLE, TN 37221 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37219 (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 MICHAEL E. BRUFF, UNMARRIED and VICKIE L. BRUFF, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM P. WOODROOF, UNMARRIED and STACEY L. DUKE, 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. 161 on the Plan of Rolling River Estates, Phase 4, as of record in Book 5200, pages 184 & 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael E. Bruff and wife, Vickie L. Bruff by deed from Steven G. Becker and wife, Carol A. Becker of record in Book 6906, page 947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Restrictive Covenants contained in instrument of record in Book 4788, page 950, amended by instrument of record in Book 4871, page 640, made applicable to Phase IV by instrument of record in Book 5463, page 238, made applicable to Phase V by instrument of record in Book 5855, page 605. The Plan of record in Book 5800, page 33 and Book 5200, page 184 & 185, as amended in Book 6204, page 969, shows an Owner's Certificate, certain minimum building setback lines and certain easements. Declaration of covenants, conditions, and restrictions, including liens for annual and special assessments, all as set forth and contained in an instrument of record in Book 4892, page 689, and made applicable to Phase IV by instrument of record in Book 5463, page 238, and made applicable to Phase V by instrument of record in Book 5855, page 605. By-Laws of Rolling River Estates, Inc., of record in Book 4892, page 679, made aplicable to Phase IV by instrument of record in Book 5463, page 238, and made applicable to Phase V instrument of record in Book 5855, page 605, said Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 805 BAY COVE COURT, NASHVILLE, TN 37221
(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 29th day of MAY, 1990

x Michael E. Bruff
MICHAEL E. BRUFF

x Vickie L. Bruff
VICKIE L. BRUFF

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL E. BRUFF, UNMARRIED and VICKIE L. BRUFF, UNMARRIED

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 29th day of MAY, 1990.

June E. Atkinson Notary Public

Commission Expires 07/14/92

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

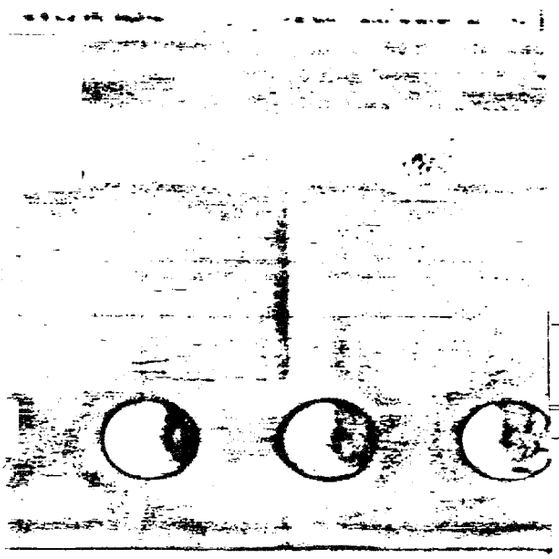
29518

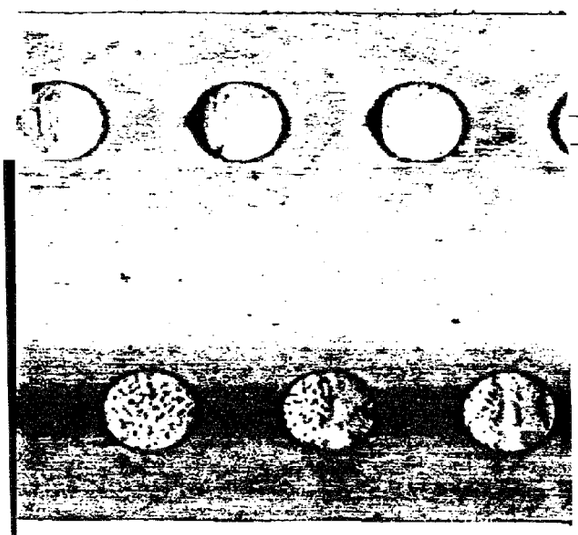
IDENTIF. REFERENCE

MAY 30 9 31 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5589 05/30 0101 CKCHECK 403.00





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

RECEIVED OF _____

FOR _____

BOOK 8118 PAGE 530

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 120000.00
				CON TX 396.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 403.00
				CHECK 403.00
05/30/90	01			09:30 0001 5589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE
29518

MAY 30 9 31 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 322986